

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Paul S. Scokel

170 Lawrence Dr.  
Indian Springs AL 35124

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-five thousand and 00/100 Dollars (\$65,000.00) to the undersigned, CitiMortgage Inc., successor by reason of merger with Citifinancial Mortgage Company, Inc, a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Paul S. Scokel, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 34, according to the Survey of Dearing Downs, Third Addition, as recorded in Map Book 8, Page 15, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easement/right-of-way to South Central Bell Telephone Company as recorded in Book 324 Page 855.
4. Easement/right-of-way to Southern Natural Gas Corporation as recorded in Book 90 Page 473.
5. Easement/right-of-way to Utility Board of the Town of Helena as recorded in Book 294 Page 604.
6. Covenants, conditions and restrictions as set forth in Misc. Book 36, Page 492.
7. Transmission line permit to Alabama Power Company as recorded in Deed Book 155, Page 107.
8. Reservation regarding easement for water line as reserved in Deed Book 299, Page 367.
9. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20080222000073310, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

Shelby County, AL 11/24/2009

**\*2008-000326\* \*SWD\***

State of Alabama  
Deed Tax : \$65.00

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
10 day of November, 2009.

CitiMortgage Inc., successor by reason of merger with  
Citifinancial Mortgage Company, Inc

By: Charlotte E. Elliott

Its Charlotte Elliott V.P.

STATE OF Texas

COUNTY OF Waller

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Charlotte Elliott, whose name as V.P. of  
CitiMortgage Inc., successor by reason of merger with Citifinancial Mortgage Company, Inc, a  
corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged  
before me on this day that, being informed of the contents of the conveyance, he/she, as such  
officer and with full authority, executed the same voluntarily for and as the act of said  
corporation.

Given under my hand and official seal, this the 10 day of November, 2009.

[Signature]  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2008-000326

