

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

Send Tax Notice to:  
Amanda Calhoun  
Benjamin Skelton  
100 Ivy Trace  
Calera, AL 35040

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eleven thousand and 00/100 Dollars (\$111,000.00) to the undersigned, Countrywide Home Loans, Inc., a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Amanda Calhoun, and Benjamin Skelton, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8 according to the plat of Old Ivy Subdivision, Phase 1, being a resurvey portions of lots 22-32 tract fifty one subdivision, parcel B, recorded in map book 11, page 26, all situated in the Southwest 1/4 of section 14 and the Northwest 1/4 of section 23, township 22 South, Range 2 West, in the office of the judge of probate of Shelby county, Alabama, as recorded in map book 35, page 43 A and 43 B, and as amended in the amended map of Old Ivy Subdivision, phase 1, recorded in Map Book 36, Page 5 A and 5 B, in the Office of the Judge of Probate 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 121 Page 464; Deed Book 188, Page 43 and Deed Book 80, page 195.
4. All oil, gas and other minerals in on and or under property and all rights in connection therewith which may have been granted, reserved or released to others including but not limited to those rights referred to in instruments recroded in Book 114, Page 193; Book 114, Page 194 , and Instrument No. 20050815000418520
5. Any restrictions, reservations, setbacks and easements, if any , as shown on plat recorded in Instrument No. 2005061400090310
6. Timber Deed as recorded in Instrument No. 1995-28005
7. 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. 20080602000220520, in the Probate Office of Shelby County, Alabama.

\$ 113,265.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 21 day of September, 2009.

Countrywide Home Loans, Inc.

By: Dawn Eddings  
Dawn Eddings  
Its Assistant Secretary

STATE OF California

COUNTY OF Ventura

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dawn Eddings, whose name as Assistant Secretary of Countrywide Home Loans, 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 21 day of September, 2009.

[Signature]  
NOTARY PUBLIC: Fernando Reyes Mayorga  
My Commission expires: Oct. 23, 2011  
AFFIX SEAL

2008-002511

