This instrument prepared by: Jeff W. Parmer Law Offices of Jeff W. Parmer, LLC 850 Shades Creek Parkway Suite 210 Birmingham, AL 35209

Send tax notice to: Oliver Ware 6108 Wildcat Run West Palm Beach, FL 33412

> Shelby Cnty Judge of Probate, AL 01/04/2010 09:58:59 AM FILED/CERT

SPECIAL WARRANTY DEED

Consideration) This Deed is made and entered into this 10 day of 10, 20 10 by and between American Home Mortgage Servicing Inc.

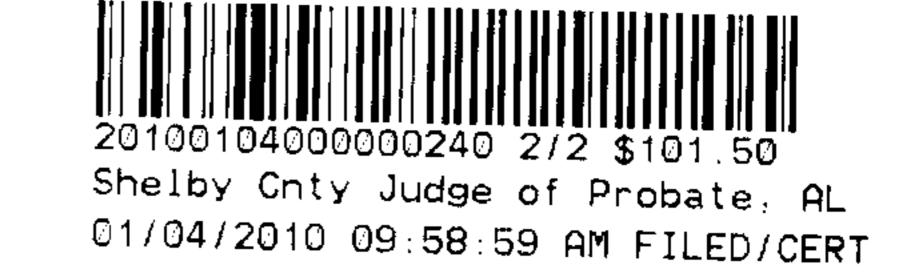
_, State of _____ Texas _____, hereinafter collectively referred to as Dallas of the County of "Grantor", and Oliver Ware and Sandra Ware of the County of helb State of Alabama hereinafter referred to as "Grantee". The mailing address of the Grantee is 6108 Wildcat Run, West Palm Beach, PL 33412

WITNESSETH, that the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations paid to the Grantor, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the Grantee, the following described lots, tracts or parcels of land lying, being and situated in the County of Shelby and State of Alabama to-wit:

LOT 145, ACCORDING TO THE SURVEY OF GREYSTONE LEGACY, 1ST SECTOR, AS RECORDED IN MAP BOOK 26, PAGES 79 A, B AND C, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to easements, conditions, restrictions and limitations of record.

 $\pm 350.000^{-200}$ of the above recited consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.



To have and to hold the same; together with all rights and appurtenances to the same belonging, unto the said Grantees, and to His/Her successors and assigns. The said Grantor hereby covenanting that it and the successors and assigns of such Grantor shall and will WARRANT AND DEFEND the title to the premises unto the said Grantees, and to the successors and assigns of such Grantee forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however, the general taxes for the calendar year 2009 and thereafter, and special taxes becoming a lien after the date of this deed.

The Grantor promises or covenants to defend title to the property from and against all unlawful

claims and demands of all persons claiming by, through or under Grantoi	r and none other.
IN WITNESS WHEREOF, the said Grantor has hereunto caused	d this instrument to be signed on
the day and year first above written.	
Grantor: American Home Mortgage Servicing Inc.	
Fitle: Deth wills-layer	
Assistem Secretary	Shelby County, AL 01/04/2010
STATE OF Texa s)) SS	State of Alabama Deed Tax : \$87.50
COUNTY OF 15 1000)	
On this	
In Testimony whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first written above.	
Notary Public	K Mawb. D
My Commission Expires: AUG 2 0 2013	(Notary seal)

