

20100107000006120 1/4 \$257.50
Shelby Cnty Judge of Probate, AL
01/07/2010 11:01:44 AM FILED/CERT

Return to:

First National Financial Title
Services, LLC
5034 Thoroughbred Lane, Ste C
Brentwood, TN 37027 N16079

FRS File No.: 623183 410187751

SPECIAL WARRANTY DEED

THE STATE OF Alabama }
COUNTY OF Shelby }

That in consideration of Two Hundred Thirty-Four Thousand One hundred twenty-five dollars *
DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the undersigned
GRANTOR, Sutton Funding, LLC, (herein referred to as Grantor) in hand paid by the Grantee herein, the
receipt of whereof is acknowledged, the said Grantor does by these presents, grant bargain, sell and
convey unto Protium REO I LP

(herein referred to as Grantees),

* and Twenty-Six
cents.
(\$ 234,125.26)

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit "A"

Subject to:

1. All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the

Shelby County, AL 01/07/2010
State of Alabama
Deed Tax : \$234.50

20100107000006120 2/4 \$257.50
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presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

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 dated 06/02/09, and recorded in the probate office of Shelby County.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

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

IN WITNESS WHEREOF, the said Grantor, has hereunto set its signature and seal, this the _____ day of OCT 05 2009.

Sutton Funding, LLC

By:

Printed Name: Tonya Blechinger
Title: Assistant Secretary

THE STATE OF _____ }
COUNTY OF _____ }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as _____, of Sutton Funding, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of limited liability company.

Given under my hand and official seal this the _____ day of _____.

(Notarial Stamp or Seal)

Notary Public
My commission expires: _____

This document prepared by: Diane Scocos, Title Specialist, 4111 South Darlington, Suite 950, Tulsa, OK 74135



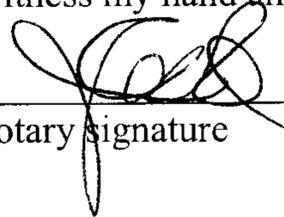
20100107000006120 3/4 \$257.50
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State of California }
County of Sacramento } ss.

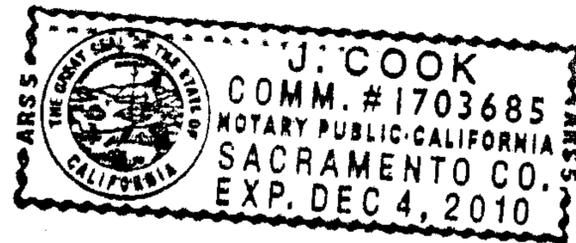
On **OCT 05 2009**, before me, **J. Cook**, Notary Public, personally appeared **Tonya Blechinger**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



Notary Signature




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FRS File No.: 623183

Customer File No.: 410187751 Jim M. Wallace

EXHIBIT A

Commence at the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 11, Township 20 South, Range 1 West and run North along the East line of said Quarter-Quarter Section for a distance of 937.21 feet to the point of beginning. Thence from said point, continue North along same course for a distance of 392.04 feet to a point on the South line of Shelby County Highway #49; thence turn an angle of 91 degrees 30 minutes 15 seconds to the left and run along said South line of Highway for a distance of 333.33 feet to a point; thence turn an angle of 88 degrees 33 minutes 27 seconds to the left and run for a distance of 392.04 feet to a point; thence turn an angle of 91 degrees 28 minutes 33 seconds to the left and run for a distance of 333.27 feet to the point of beginning.
Less and Except: Commence at the Southeast corner of Section 11, Township 20 South, Range 1 West; thence run North along said Quarter-Quarter line a distance of 937.21 feet to the point of beginning; thence continue along last described course a distance of 392.04 feet; thence turn an angle of 91 degrees 30 minutes 15 seconds left and run a distance of 166.66 feet; thence turn an angle of 88 degrees 29 minutes 45 seconds left and run a distance of 392.04 feet; thence turn an angle of 91 degrees 30 minutes 15 seconds left and run a distance of 166.66 feet to the point of beginning.