

This document prepared by:

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American National Abstract, LLC
8940 Main Street
Clarence, NY 14031



20100121000019980 1/3 \$35.00
Shelby Cnty Judge of Probate, AL
01/21/2010 10:02:11 AM FILED/CERT

Record and Return to:

NATHAN A. BLACK
1047 CARIBBEAN CIRCLE
ALABASTER AL 35007

Space Above This Line For Recorders Use Only

79-504340
STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this *29th* day of *December, 2009*, by and between HOUSEHOLD FINANCE CORPORATION OF ALABAMA hereinafter referred to as Grantor(s) and NATHAN A. BLACK, A MARRIED MAN, 1047 CARIBBEAN CIRCLE, ALABASTER, AL 35007, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of *Eighteen thousand AND NO/100* (\$18,000.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in SHELBY County, Alabama:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: Document Number 20090812000310220, Recorded: 08/12/2009

\$ *N/A* 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 the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

Shelby County, AL 01/21/2010

State of Alabama

Deed Tax : \$18.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

HOUSEHOLD FINANCE CORPORATION OF ALABAMA

BY:

Maria I. Ortega
Maria I. Ortega
Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF LA } ss.

On 12/29/09, before me BLANCHE I. STEWART, a Notary Public,
Maria I. Ortega (insert name and title of the officer)

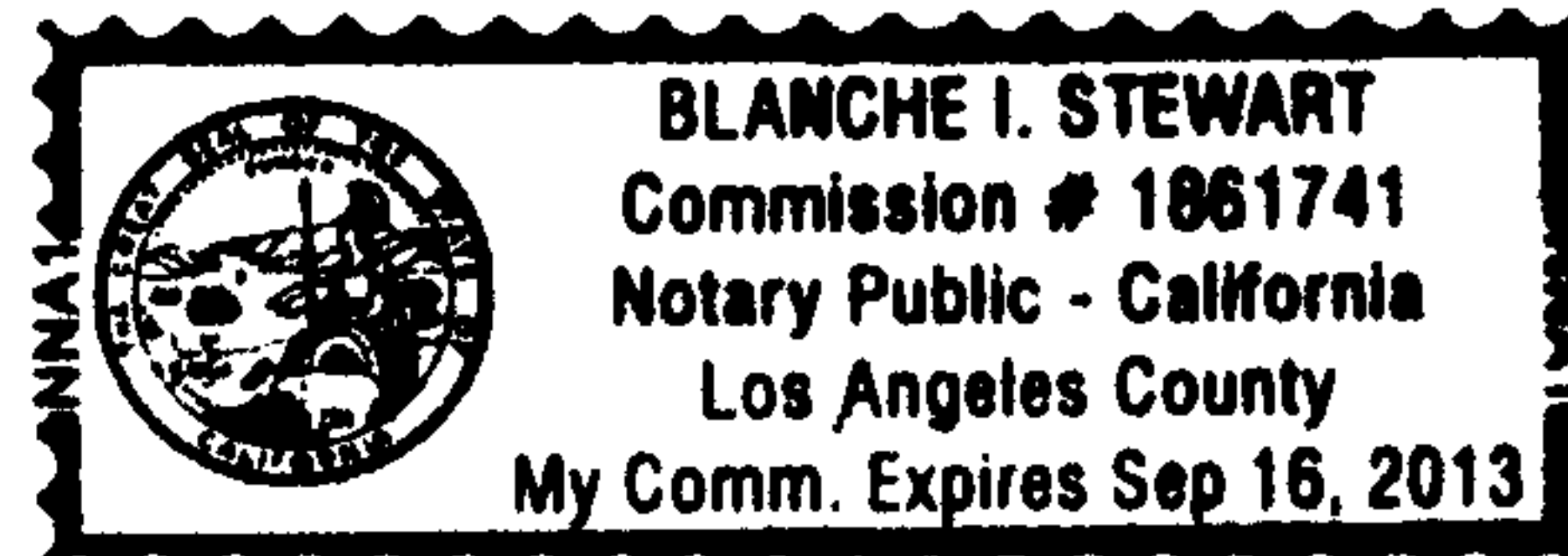
personally appeared Asst. Vice President

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.

Blanche I. Stewart
(SIGNATURE OF NOTARY) SEAL
BLANCHE I STEWART



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EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 8, ACCORDING TO THE FINAL PLAT OF LAKE MEADOWS ESTATES, AS RECORDED IN MAP BOOK 22, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERALS AND MINING RIGHTS EXCEPTED.

SUBJECT TO: 1. \$63,347.56 OF THE CONSIDERATION STATED HEREINABOVE WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN OF EVEN DATE AND CLOSED SIMULTANEOUS HERewith. 2. AD VALOREM TAXES FOR 1999 AND SUBSEQUENT YEARS, SAID TAXES BEING A LIEN BUT NOT DUE AND PAYABLE UNTIL OCTOBER 1, 1999. PID # 30-6-23-0-001-001.011 3. 35 FOOT BUILDING LINE AS SHOWN ON RECORDED MAP. 4. RESTRICTIONS AS TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO. 6. 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 THE 18TH OF NOVEMBER, 1998, AND RECORDED IN INST #1998-43870, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, OF THAT CERTAIN MORTGAGE EXECUTED BY ALTON E. PACE, JR. AND JOICE M. MASSA TO BANK OF AMERICA, FSB, RECORDED IN INST# 1997-8603, UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF ALABAMA OR THE UNITED STATES OF AMERICA, SAID TO EXPIRE ONE (1) YEAR FROM NOVEMBER 18, 1998.

PROPERTY COMMONLY KNOWN AS: 30 LAKE DRIVE, SHELBY, AL 35143

Our File No. ANA200914861