

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

Send Tax Notice to:
Amanda Smitherman

2803 Bridlewood Terrace
Helena, AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-six thousand three hundred and 00/100 Dollars (\$126,300.00) to the undersigned, CitiMortgage Inc., successor by reason of merger to CitiFinancial Mortgage, Inc., fka Commercial Credit Corp., a corporation, by Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in Fact, (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 Amanda Smitherman, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Bridlewood Parc Sector One, as recorded in Map Book 17, Page 34 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. Right-of-way granted to Alabama Power Company recorded in Volume 226, Page 553.
4. Easement to the City of Helena for Sanitary sewer recorded in Real 364, Page 409.
5. Restrictions and covenants appearing of record in Inst. No. 1994-4952 and Inst. No. 1998-24193.
6. Restrictions as shown on recorded plat.
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. 20090602000208590, in the Probate Office of Shelby County, Alabama.

\$ 124,011.00 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 Grantee, his/her heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 16 day of December, 2009.

CitiMortgage Inc., successor by reason of merger to
CitiFinancial Mortgage, Inc., fka Commercial Credit Corp.
By Authorized Signer of National Default REO Services, a
Delaware Limited Liability Company dba First American
Asset Closing Services ("FAACS"), as Attorney in Fact

By

Charlotte Elliott

Its

Charlotte Elliott

V.P.

STATE OF

Texas

COUNTY OF

Dallas

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
Authorized Signer of National Default REO Services, a Delaware Limited Liability Company
dba First American Asset Closing Services ("FAACS"), as Attorney in Fact for CitiMortgage
Inc., successor by reason of merger to CitiFinancial Mortgage, Inc., fka Commercial Credit
Corp., 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, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 16 day of December, 2009.

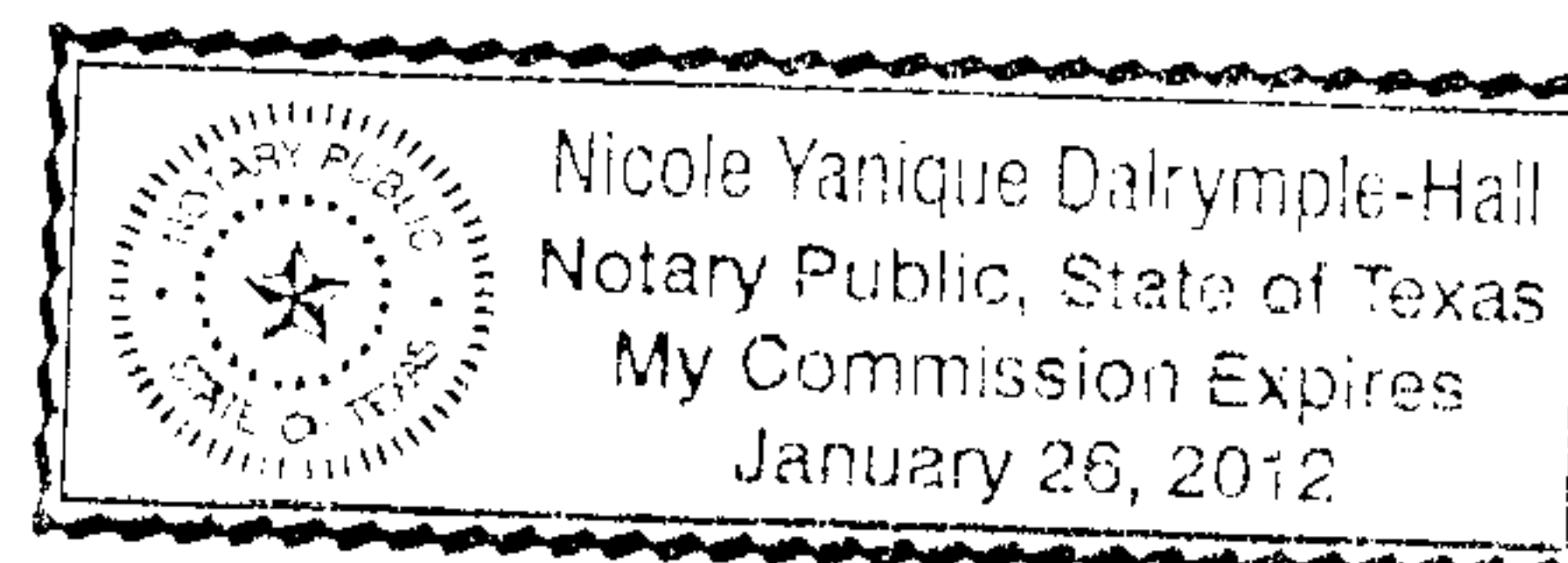
Nicole Yanique Dalrymple-Hall

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-001773



Shelby County, AL 02/08/2010

State of Alabama

Deed Tax : \$2.50