

This document prepared by:

Frank P. Dec, Esq.  
American National Abstract, LLC  
8940 Main Street  
Clarence, NY 14031

Record and Return to:

LANDON ROBERTSON, LINDSEY ROBERTSON, AND  
CLAYTON DAVIE JR  
123 CANYON PARK PLACE  
PELHAM, AL, 35124

Shelby County, AL 03/01/2010

State of Alabama

Deed Tax : \$87.00



20100301000058640 1/3 \$104.00  
Shelby Cnty Judge of Probate, AL  
03/01/2010 10:11:16 AM FILED/CERT

Space Above This Line For Recordors Use Only

*79-505536*  
STATE OF ALABAMA  
COUNTY OF Shelby

SPECIAL WARRANTY DEED

*THIS INDENTURE* made and entered into on this 19 day of January 2010, by and between HOUSEHOLD FINANCE CORPORATION OF ALABAMA hereinafter referred to as Grantor(s) and LANDON ROBERTSON AND LINDSEY ROBERTSON AND CLAYTON DAVIE JR 123 CANYON PARK PLACE, PELHAM, AL, 35124, hereinafter referred to as Grantee(s).

*WITNESSETH:* That the said Grantors, for and in consideration of the sum of EIGHT SEVEN THOUSAND AND 00/100 (\$87,000) 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: Book 2009, Page 0901, Recorded: 09/01/2009

\$\_\_\_\_\_ 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.

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**  
Asst. Vice President

STATE OF CALIFORNIA }  
COUNTY OF LA } ss.

On Jan 14 2010 before me BLANCHE I. STEWART, a Notary Public,  
**Maria I. Ortega** (insert name and title of the officer)  
**Asst. Vice President**

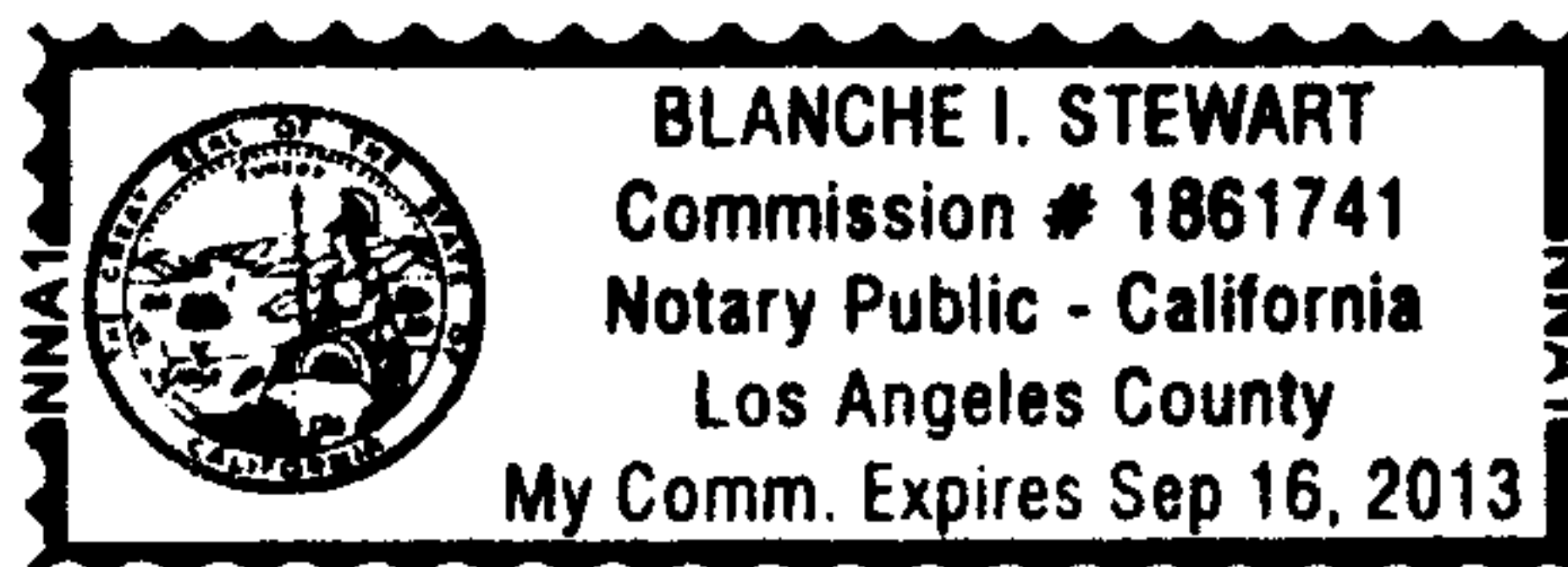
personally appeared \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.

(SIGNATURE OF NOTARY)

SEAL



20100301000058640 2/3 \$104.00  
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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 25, ACCORDING TO THE SURVEY OF CANYON PARK TOWNHOMES, AS RECORDED IN MAP BOOK 19, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PROPERTY COMMONLY KNOWN AS: 123 CANYON PARK PLACE, PELHAM, AL 35124

Our File No. ANA201000559

  
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Shelby Cnty Judge of Probate, AL  
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