

20100315000074130 1/2 \$44.00
Shelby Cnty Judge of Probate, AL
03/15/2010 10:37:28 AM FILED/CERT

Shelby County, AL 03/15/2010

State of Alabama

Deed Tax : \$30.00

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

Send Tax Notice to:
Cynthia Brooks

P.O. Box 1205
Pelham AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty thousand and 00/100 Dollars (\$30,000.00) to the undersigned, RAHI Real Estate Holdings, LLC, a corporation, (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 Cynthia Brooks, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to the map and survey of Blue Berry Estates, as recorded in Map Book 5, Page 72, 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. Covenants, conditions and restrictions as set forth in Book 272, page 64
4. Vacation of Right of Way as shown in instrument recorded in Book 2, Page 192.
5. 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. 20091105000414050, in the Probate Office of Shelby County, Alabama.

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.





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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 5 day of March, 2010.

RAHI Real Estate Holdings, LLC

By: [Signature]

Hattie McLaughlin

LSO

STATE OF TEXAS

COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hattie McLaughlin, whose name as LSO of RAHI Real Estate Holdings, LLC, 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.

Given under my hand and official seal, this the 5 day of March, 2010.

[Signature]

NOTARY PUBLIC

My Commission expires: 9-3-11

AFFIX SEAL

2009-003410

