Shelby County, AL 03/15/2010

de, AL

201003150000074130 1/2 \$44.00 Shelby Cnty Judge of Probate, AL 03/15/2010 10:37:28 AM FILED/CERT 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

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:

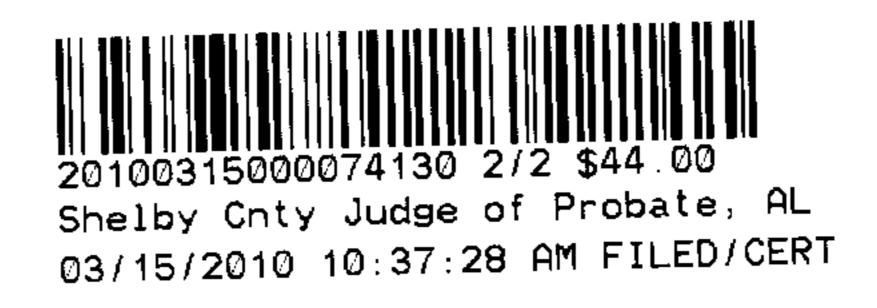
- 1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
- 2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
- 3. Covenants, conditions and restrictions as set forth in Book 272, page 64
- 4. Vacation of 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.







| IN WITNESS WHEREOF, the said Grantor, has herete  | set its signature and seal, this the   |
|---|--|
| 5 day of March, 2010.   |  |
| RAHI Real Estate  | Holdings, LLC  |
| By:   |  |
| Hattie McLaug   | nlin 50  |
|   |  |
| STATE OF TEXAS  |  |
| COUNTY OF   |  |
| I, the undersigned, a Notary Public in and for said Cou<br>Hattie McLaughlin, whose name as   | USO DIRAM  |
| Real Estate Holdings, LLC, a corporation, is signed to known to me, acknowledged before me on this day that conveyance, he/she, as such officer and with full authors as the act of said corporation. | the foregoing conveyance, and who is it, being informed of the contents of the |
| Given under my hand and official seal, this the day of March, 2010.   |  |
| NOTAR   | Y PUBLIC mission expires: 9-3-11   |
| 2009-003410   | M. POGUE  NY COMMESSION EXPIRES  SSADINGS S. 2011                              |