



20100326000087430 1/2 \$45.50
Shelby Cnty Judge of Probate, AL
03/26/2010 10:43:57 AM FILED/CERT

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

Send Tax Notice to:
Marlin Gallups

1420 Highway 7
Wilsonville, AZ 35106

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-one thousand five hundred and 00/100 Dollars (\$31,500.00) to the undersigned, CitiMortgage, Inc. successor by reason of merger to CitiFinancial Mortgage Company, Inc., 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 Marlin Gallups, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Begin At The Southeast Corner Of The Northeast Quarter Of The Northeast Quarter Of Section 8, Township 21 South, Range 2 West; Thence Run West Along The South Line Of Said Quarter-Quarter Section A Distance Of 210 Feet; Thence Turn An Angle Of 88 Degrees 36 Minutes To The Right And Run A Distance Of 210 Feet; Thence Turn An Angle Of 91 Degrees 24 Minutes To The Right And Run A Distance Of 210 Feet To The East Line Of Said Quarter-Quarter Section; Thence Turn An Angle Of 88 Degrees 36 Minutes To The Right And Run A Distance Of 210 Feet To The Point Of Beginning, Together With An Easement Of A Uniform Width Of 8 Feet Lying Along, Adjacent To, And North Of The North Line Of The Above Described Parcel, Together With The Right And Easement To Use Any Easement Or Right Of Way Which The Grantors May Now Have, Or May Hereinafter Acquire, To Provide Ingress And Egress To And From The Above Described Property And A Public Road.

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. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. 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. 20091209000451760, 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.



Shelby County, AL 03/26/2010
State of Alabama
Deed Tax : \$31.50



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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 16 day of March, 2010.

CitiMortgage, Inc. successor by reason of merger to
CitiFinancial Mortgage Company, Inc.

By: [Signature]

Its Issa Wilson V.P.

Authorized Signer of National
Default REO Services, a Delaware
Limited Liability Company dba
First American Asset Closing
Services ("FAACS"), as Attorney
In fact and/or agent

STATE OF Texas

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Issa Wilson, whose name as V.P. of CitiMortgage, Inc.
successor by reason of merger to CitiFinancial Mortgage Company, Inc., 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 16 day of March, 2010.

Authorized Signer of National
Default REO Services, a Delaware
Limited Liability Company dba
First American Asset Closing
Services ("FAACS"), as Attorney
In fact and/or agent

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-004090

