

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

Send Tax Notice to:
Jose Antonio Zavala

944 Highway 10
Montevallo AL 35115

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-two thousand five hundred and 00/100 Dollars (\$42,500.00) to the undersigned, ResMAE Mortgage Corporation, 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 Jose Antonio Zavala, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the SW 1/4 of the NE 1/4 of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama, and run North 2 degrees 45 minutes West a distance of 43.0 feet to a point on the North right of way line of Shelby County Road No. 10 (Aldrich to Montevallo Road); thence South 87 degrees 25 minutes West a distance of 131.0 feet to point of beginning; thence right 90 degrees 00 minutes and run North 2 degrees 35 minutes West a distance of 410.0 feet; thence left 91 degrees 40 minutes and run Westerly 172.75 feet; thence left 86 degrees 43 minutes 54 seconds and run Southerly 405.13 feet to a point on the North right of way line of said County Road No. 10; thence left 91 degrees 36 minutes 06 seconds and run in an Easterly direction along said North right of way line a distance of 184.0 feet to the point of beginning; being situated in 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. 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. 20091105000414300, 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 04/05/2010

State of Alabama
Deed Tax : \$42.50



20100405000100280 1/2 \$56.50
Shelby Cnty Judge of Probate, AL
04/05/2010 09:55:49 AM FILED/CERT

2009-004540 *SWD*

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24 day of March, 2010.

Bridgefield Mortgage Corp f/k/a ResMae Mortgage Corp

By: Jaylene O'Brien

Its _____

STATE OF Kansas

COUNTY OF Johnson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jaylene O'Brien, whose name as VICE PRESIDENT of Bridgefield Mortgage Corp f/k/a ResMae Mortgage 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.

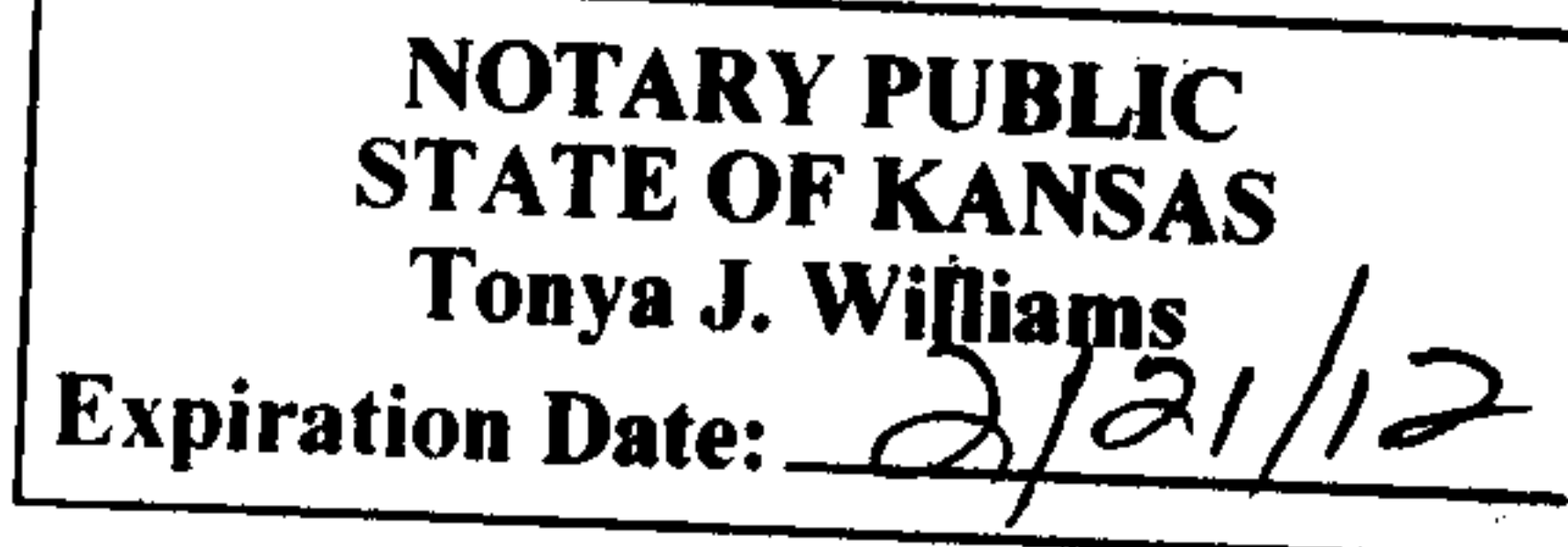
Given under my hand and official seal, this the 24th day of March, 2010.

Tonya J. Williams
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-004540



20100405000100280 2/2 \$56.50
Shelby Cnty Judge of Probate, AL
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