


**This Document Prepared By:** *Samantha Haag*  
CitiFinancial Corporation, LLC *714-250-4452*  
1111 Northpoint Drive  
Coppell, Texas 75019

  
20100409000108890 1/2 \$34.00  
Shelby Cnty Judge of Probate, AL  
04/09/2010 01:21:40 PM FILED/CERT

**After Recording Send Tax Notice To:**  
Money-Line Mortgage, LLC  
4590 Highway One, Unit 106  
Rehoboth Beach, Delaware 19971

Shelby County, AL 04/09/2010  
State of Alabama  
Deed Tax : \$20.00

Assessor's Parcel Number: 14-4-20-2-001-044  
Fair Market Value: \$20,000

**WARRANTY DEED**  
TITLE OF DOCUMENT

Order: 5729148  
Reference: 20-0051-0255770  
STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned GRANTOR, **CitiFinancial Corporation, LLC**, a corporation organized and operating under the laws of the State of Texas, (herein referred to a grantor) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **Money-Line Mortgage, LLC**, (herein referred to as grantee), whose mailing address is 4590 Highway One, Unit 106, Rehoboth Beach, Delaware 19971, the following described real estate, situated in Shelby County, Alabama, to wit:



LOT 61, DEER SPRINGS ESTATES, FIRST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 5, PAGE 55, IN THE OFFICE OF JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 1453 Kelly Drive, Pelham, Alabama 35124

Source of Title. Ref.: Deed: Recorded \_\_\_\_\_; BK \_\_\_\_\_, PG \_\_\_\_\_,  
Doc. No. \_\_\_\_\_

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO have and to hold to the said grantee, his, her or their heirs and assigns forever, together with every contingent remainder and right of reversion. AND said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, its heirs and assigns, that said GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that it has good right to sell and convey the same as aforesaid; that it will, and its successors and assigns, shall warrant and defend the same to the said GRANTEE, GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

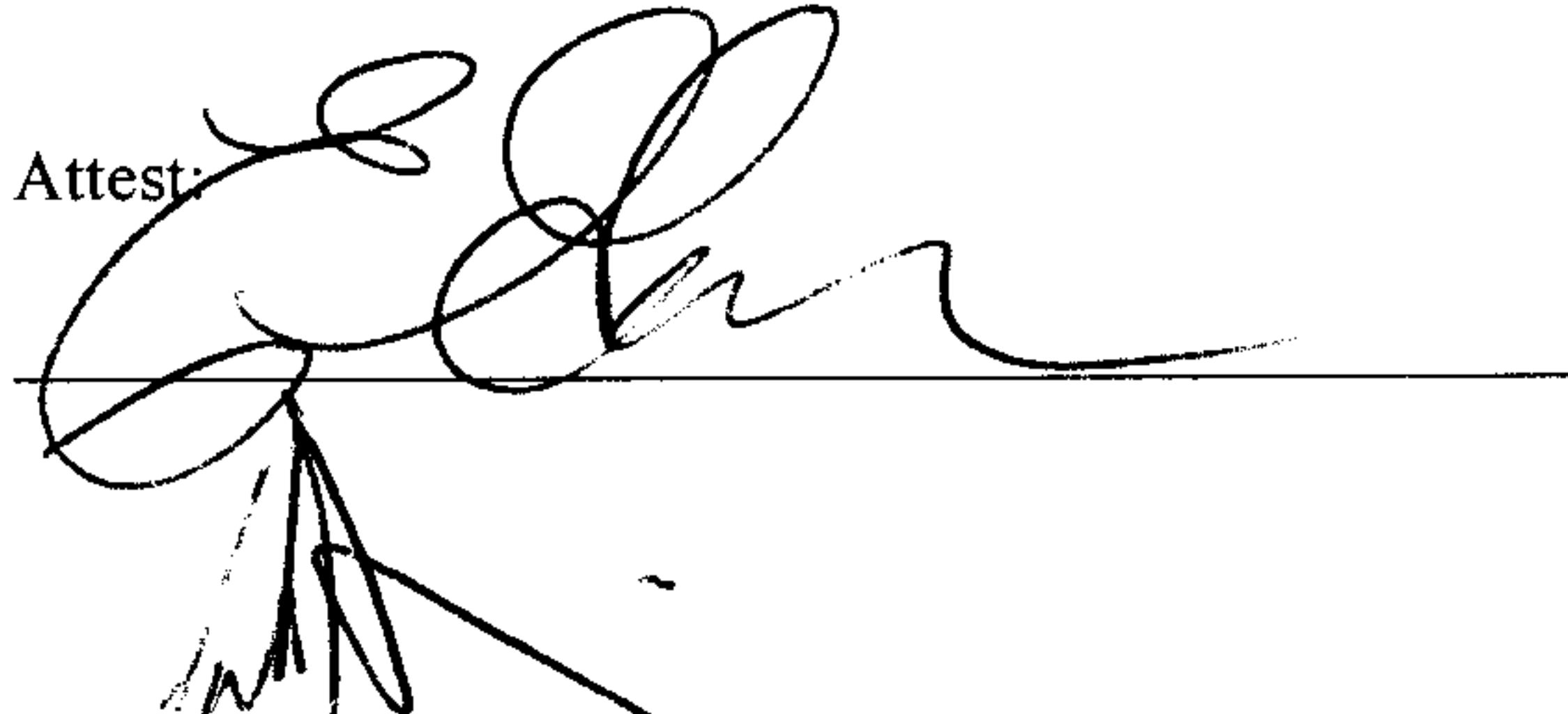
 **EDWARDS**  
**41796646**  
**FIRST AMERICAN ELS**  
**WARRANTY DEED**  


AL

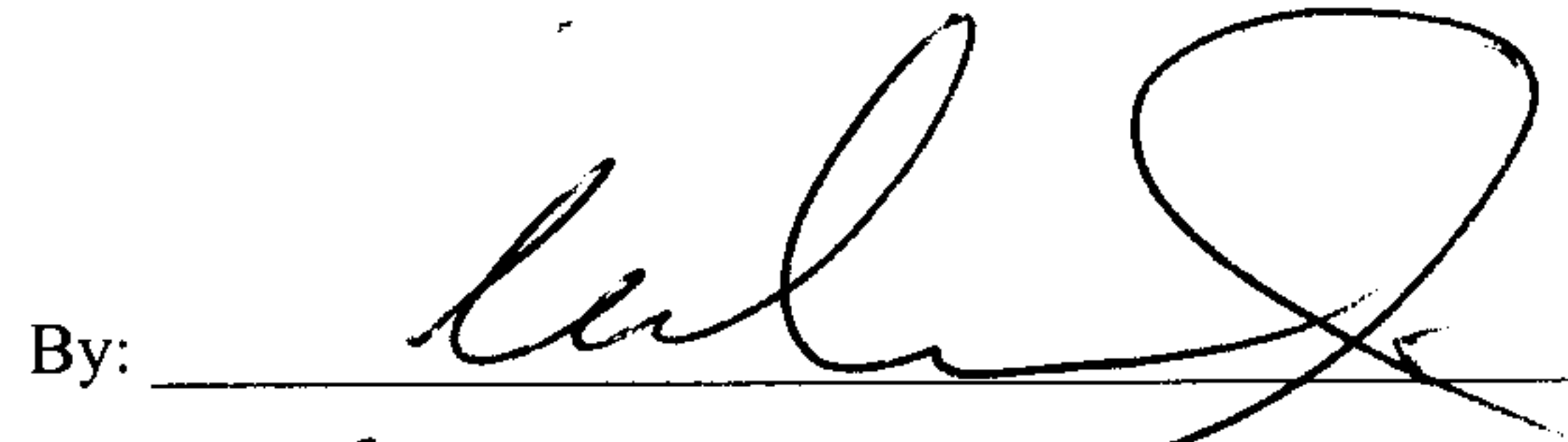
WHEN RECORDED, RETURN TO:  
**EQUITY LOAN SERVICES**  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING - TEAM 1  
Accommodation Recording Per Client Request

IN WITNESS WHEREOF, the said GRANTOR, by its VP,  
who is authorized to execute this conveyance, has hereunto set its signature and seal, this  
26<sup>th</sup> day of February, 2010.

Attest:

  
Secretary

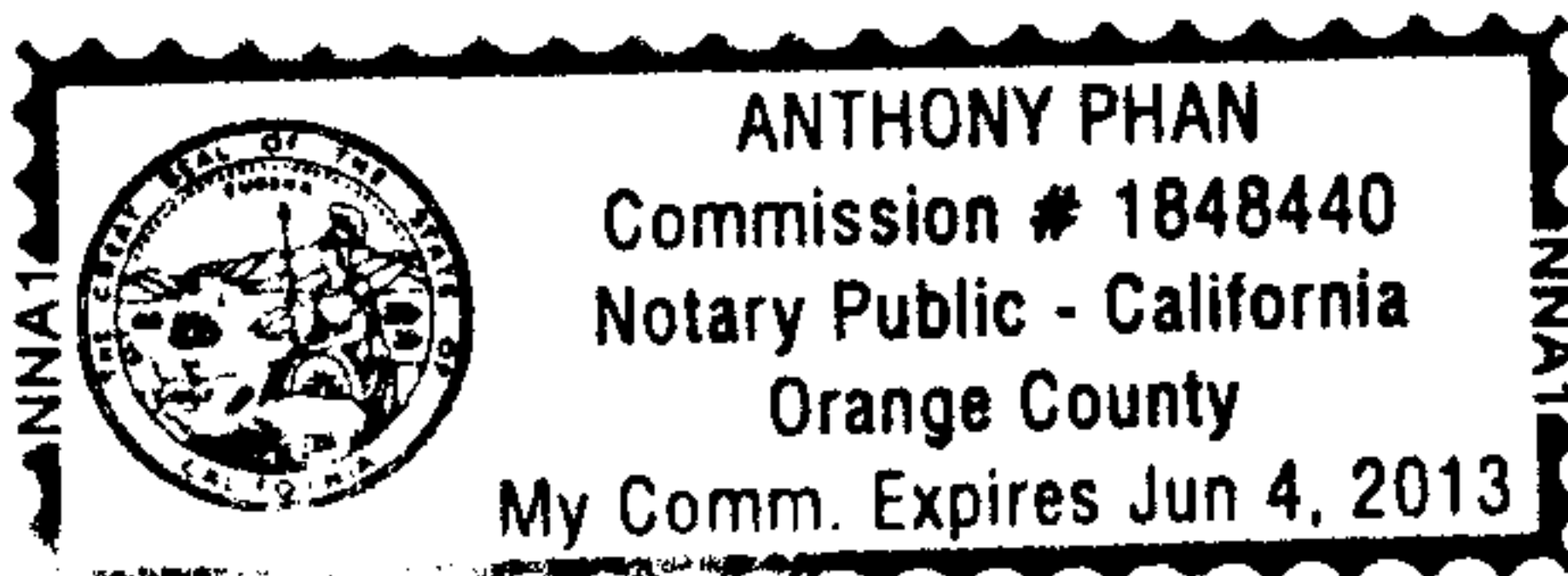
By:

  
Cecilia Ramirez VP  
Printed Name & Title

STATE OF California  
Orange COUNTY

I, Anthony Phan, a Notary Public in and for said  
County, in said State, hereby certify that Cecilia Ramirez, whose  
name as VICE President of the \_\_\_\_\_, 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 above and foregoing conveyance,  
he/she, as such officer and with full authority, executed the same voluntarily for and as the act of  
said corporation on the day the same bears date.

NOTARY STAMP/SEAL



Given under my hand and official seal of office this  
26 day of February, A.D., 2010.



NOTARY PUBLIC  
Notary Commission Expires: JUNE 4, 2013