

John Lain 2009176100

115,000.00

ALABAMA - SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 14th day of April, 2010, BETWEEN Walter Mortgage Company LLC, a Delaware Limited Liability company , existing under the laws of the State of Delaware, having an address of P. O. Box 31601, Tampa, Florida 33631-3601, the party of the first part, and Christopher W. Horton (married) 20 Rocky Road, Wilsonville, AL 35186 of the County of Shelby and State of Alabama, party of the second part, WITNESSETH, that the said party of the first part, for and in consideration of the sum of \$115,000.00-- One hundred fifteen thousand and no/100 Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto said party of the second part, and his heirs and assigns forever, all that certain parcel of land lying and being in the County of Shelby and State of Alabama, more particularly described on Exhibit A attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all encumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever by, through and under the party of the first part, but not otherwise.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed in its name by Joe Kelly, Vice President of Walter Mortgage Company., for that company, the day and year above written.

WALTER MORTGAGE COMPANY

By:

Name:

Joe Kelly

Title:

Vice President

Shelby County, AL 04/19/2010

State of Alabama

Deed Tax : \$2.50



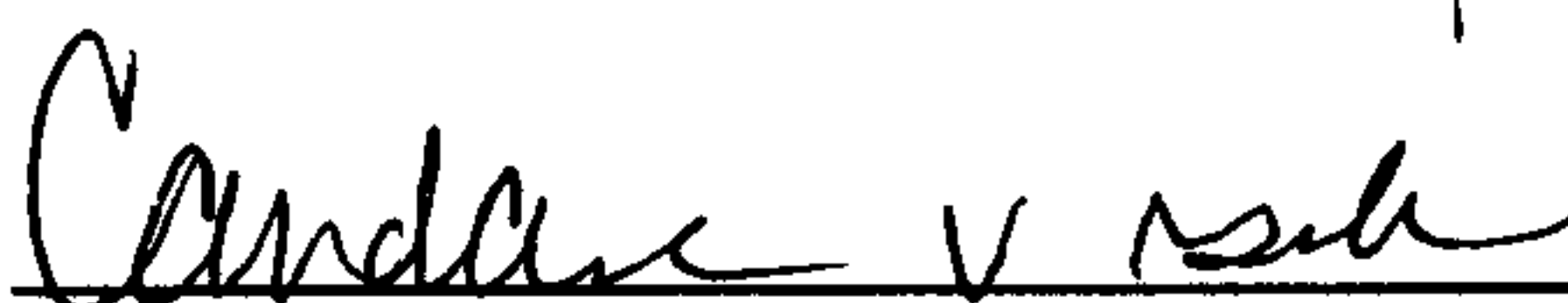
20100419000119100 1/3 \$19.50
Shelby Cnty Judge of Probate, AL
04/19/2010 02:12:44 PM FILED/CERT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

BE IT REMEMBERED that on this day before me, a Notary Public within and for the county and state aforesaid, duly authorized, acting and commissioned, personally appeared Joe Kelly, to me personally well known, who acknowledged that he/she is the Vice President of Walter Mortgage Company LLC, a Delaware Limited Liability Company and that as such officer being authorized so to do, had executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.

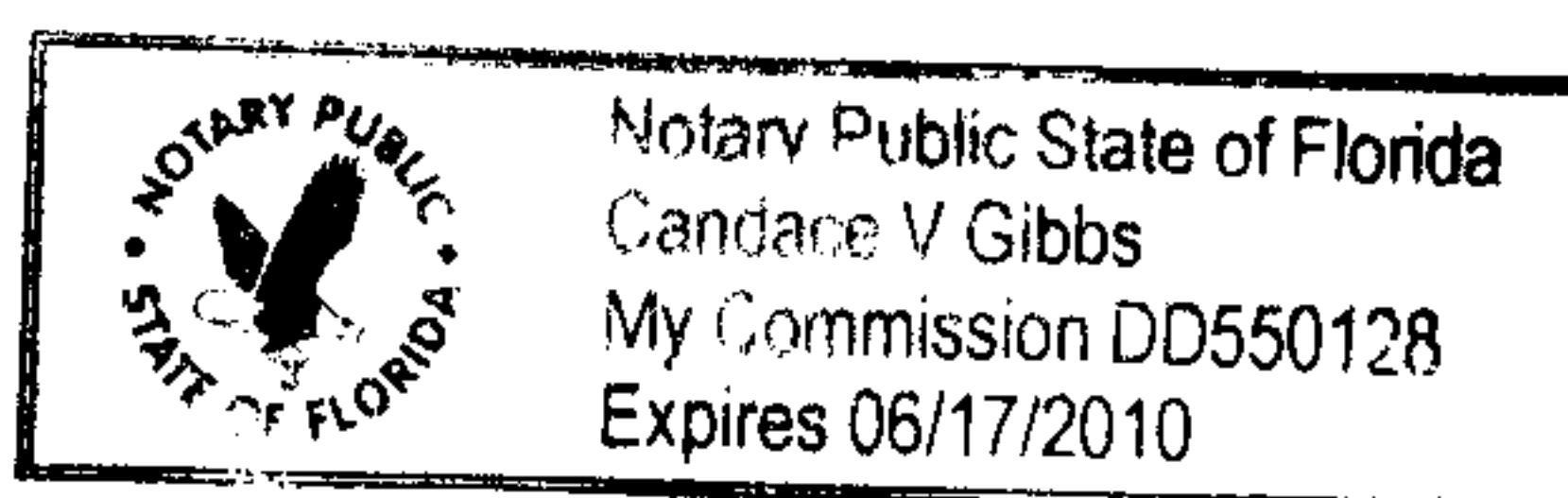
WITNESS my hand and official seal as such Notary Public on this the 14th day of April, 2010.



NOTARY PUBLIC

Print Name: Candace V. Gibbs

My Commission Expires:



THIS INSTRUMENT PREPARED BY:

Jeffrey P. Thofner, Esquire
P. O. Box 31601
Tampa, FL 33631-3601
JPT-T-3.JWH (Rev. 7/01)

AFTER RECORDING RETURN TO:

Jim Walter Homes, Inc., Attn: C. T. Witherington
P. O. Box 31601
Tampa, FL 33631-3601

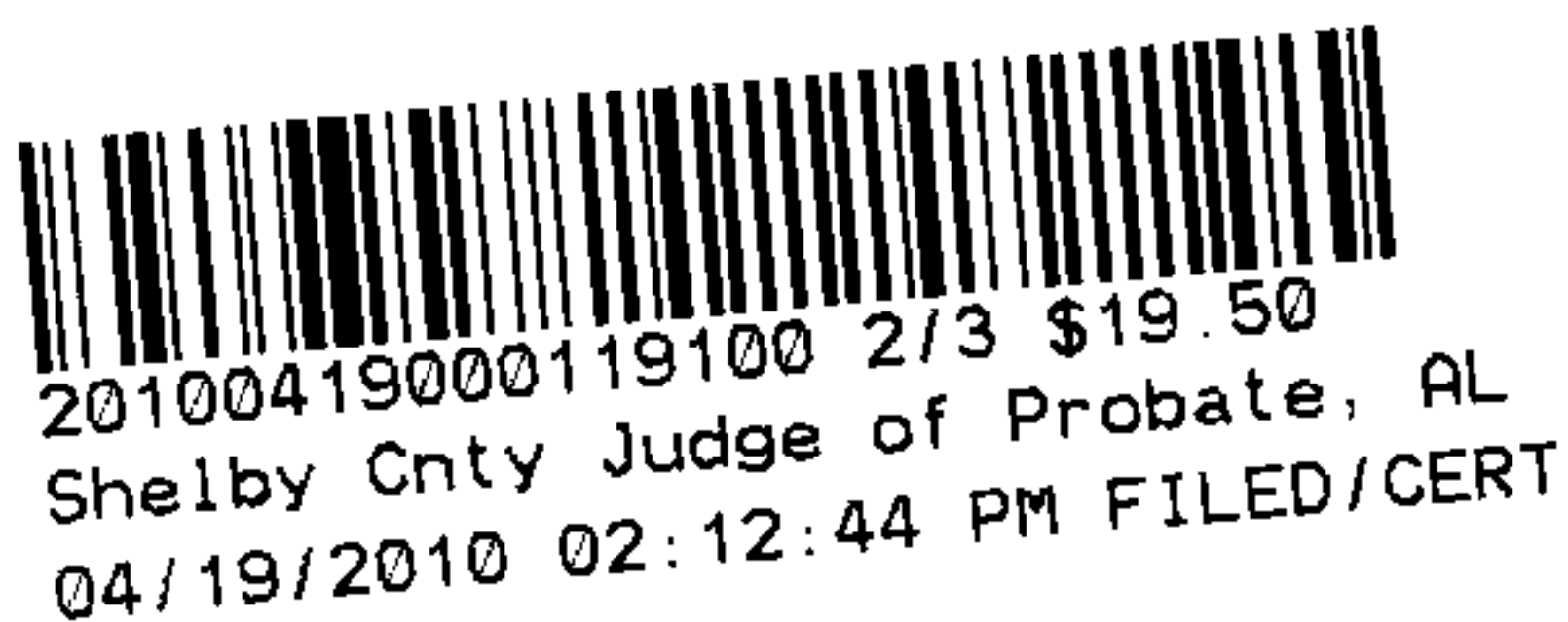


EXHIBIT 'A'

COUNTY OF SHELBY
STATE OF ALABAMA

EAST TWO ACRES OF LOT 3, ACCORDING TO THE SURVEY OF BEESWAX ESTATES, AS
RECORDED IN MAP BOOK 10, PAGE 29, IN THE OFFICE OF THE JUDGE OF PROBATE OF
SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHT-OF-WAY, LIMITATIONS,
COVENANTS, CONDITIONS AND MINERAL AND MINING RIGHTS, OF RECORD IF ANY.

Less and except any road right of ways of record. Grantor does
not assume any liability for unpaid taxes.



20100419000119100 3/3 \$19.50
Shelby Cnty Judge of Probate, AL
04/19/2010 02:12:44 PM FILED/CERT