



20090909001003420 1/2
Bk: LR200963 Pg:13335
Jefferson County, Alabama
I certify this instrument filed on
09/09/2009 09:34:33 AM D
Judge of Probate- Alan L. King



20100420000120280 1/2 \$244.00
Shelby Cnty Judge of Probate, AL
04/20/2010 01:25:55 PM FILED/CERT

8.00
16.00
54.00

This Instrument Prepared By:
Paul M. Kemp
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-090800181S

Send Property Tax Notice to:

3529 Crossings Circle
Birmingham, AL 35242

Special Warranty Deed

State of Alabama
County of Shelby

45977.1 mtg

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Twenty Nine Thousand Eight Hundred Eighty Four and 00/100 Dollars (\$229,884.00) cash in hand paid to

MorEquity, Inc.

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Royce G. O'Donnell

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

✓ Lot 77, according to the Survey of Caldwell Crossing, as recorded in Map Book 29, Page 9, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Property Address: 3529 Crossing Circle, Birmingham, AL 35242
Parcel ID#10-2-03-0-003-077.000

Source of Title: Instrument #20090609000220310

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #20090609000220310.

\$ 183,907.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

Deed Tax : \$230.00

Property Address: 3529 Crossing Circle, Birmingham, AL 35242
AL_SpecialWarrantyDeed.rdw

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IN WITNESS WHEREOF, MorEquity, Inc., has caused these present to be executed in its name and on its behalf as aforesaid, on this 26th day of August, 2009.

MorEquity, Inc.
By: LPS Asset Management Solutions, Inc
Attorney in Fact

BY: [Signature] (Name)
Norma J. Dudgeon, AVP
Its: _____ (Title)
For: LPS Asset Management Solutions, Inc.
Attorney in Fact as attorney in fact.

State of Colorado
County of Jefferson

I, Cheryl A. Anderson, the undersigned authority, a Notary Public, in and for said County of Jefferson, hereby certify that, Norma J. Dudgeon, AVP of LPS Asset Management Solutions, Inc. whose name as Attorney-in-Fact for MorEquity, Inc., is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 26th day of August, 2009.

[Signature]
Notary Public
My Commission Expires: 8/9/2013

[Seal]

Reference:

3529 Crossing Circle
Birmingham, AL, 35242
Servicer Loan #: none



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09/09/2009 09:34:33 AM D
Fee - \$8.00
Deed Tax - \$46.00
Total of Fees and Taxes - \$54.00
DSBESS

Property Address: 3529 Crossing Circle, Birmingham, AL 35242
AL_SpecialWarrantyDeed.rdw

BRR-090800181S