

~~DAK FIRM~~

20100422000122900 1/2 \$40.00
Shelby Cnty Judge of Probate, AL
04/22/2010 12:25:42 PM FILED/CERT

This Instrument Prepared By:
Paul M. Kemp
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-100100027S

Send Property Tax Notice to:

137 High Crest Rd
Pelham AL 35124

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Fifty Nine Thousand Nine Hundred and 00/100 Dollars (\$259,900.00) cash in hand paid to

HomeSales, Inc.

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

Gregory Chad Spain and Megan L. Spain
as Joints Tenants With Rights of Survivorship

(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 20-A, according to a final record plat of a resurvey of Lots 19, 20 and 21, Oak Crest Sector Two, as recorded in Map Book 30, Page 69, in the Probate Office of Shelby County, Alabama.

Source of title: Book 2002 Page: 48322

Property Address: 137 High Crest Rd., Pelham, AL 35124
Parcel ID#14 4 17 0 000 002.009

Source of Title: Instrument #20090821000322470

The subject property is or is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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 #20090821000322470.

233,910.00
Property Address: 137 High Crest Rd, Pelham, AL 35124 was paid from the proceeds of a first mortgage and 0.00 for a second

AL_SpecialWarrantyDeed_IndJT.rdw

BRR-100100027S
03/24/10 @ 05:56 PM

Shelby County, AL 04/22/2010
State of Alabama
Deed Tax : \$26.00

20100422000122900 2/2 \$40.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, HomeSales, Inc., has caused these present to be executed in its name and on its behalf as aforesaid, on this 27 day of January, 2010.

HomeSales, Inc.
BY: LPS Asset Management Solutions, Inc.
Attorney in Fact

BY: [Signature] (Name)

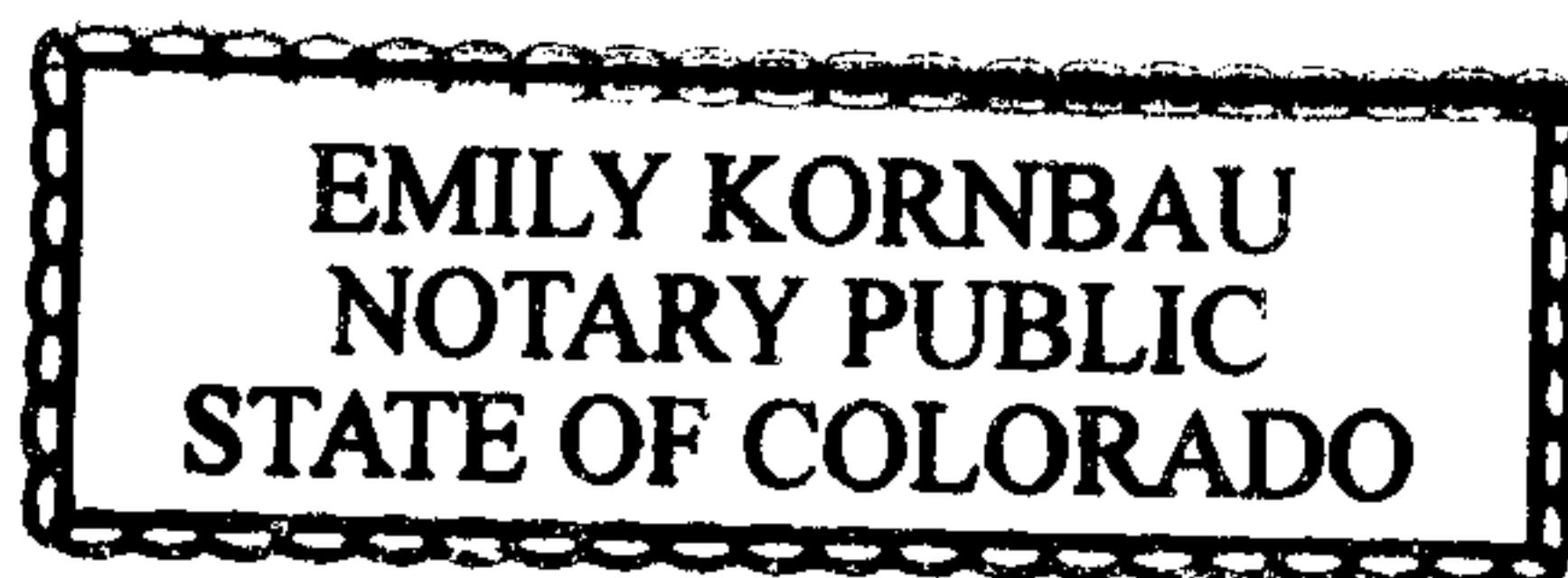
Its: Norma J. Dudgeon, AVP (Title)

For: _____
Attorney in Fact

State of Colorado
County of Jefferson

I, Emily Kornbau, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, Norma J. Dudgeon, AVP of LPS Asset Management Solutions, Inc., whose name as Attorney-in-Fact for HomeSales, 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 27 day of January, 2010.



My Commission Expires 06/17/2013

[Signature]
Notary Public
My Commission Expires: _____
[Seal]

Reference:

137 High Crest Road
Birmingham, AL, 35124
Servicer Loan #: