

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

Send Tax Notice to:  
Rhama LLC

3025 Wilson Street  
Pelham, AL 35124

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-four thousand six hundred and 00/100 Dollars (\$54,600.00) to the undersigned, CitiFinancial Corporation, LLC, a Delaware Limited Liability Company, 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 Rhama LLC (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NE 1/4 of the NW 1/4 of Section 17, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the NE 1/4 of the NW 1/4 in Section 17, Township 21 South, Range 3 West; run thence South along the East boundary of said NE 1/4 of NW 1/4 a distance of 491.94 feet, more or less, for the point of beginning; thence continue said course a distance of 115.82 feet to a point; thence turn right an angle of 70 degrees 29 minutes and run Southwesterly a distance of 139 feet to a point; thence turn right 90 degrees 00 minutes and run Northwesterly 170.43 feet to a point on the Southerly right of way line of Shelby County Highway No. 260, said right of way line lying 40 feet at right angles from the centerline; thence turn right 103 degrees 7 minutes 26 seconds to tangent of a curve to the right, said curve having a radius of 914.93 feet and a central angle of 11°47'28" and run Easterly along and with said right of way line an arc distance of 188.29 feet to the point of beginning, making a closing left interior angle of 95 degrees 23 minutes 54 seconds from tangent to the initial course.

Situated in 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.

State of Alabama  
Deed Tax : \$55.00



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20<sup>th</sup> day of May, 2010.

CitiFinancial Corporation, LLC, a Delaware Limited Liability Company

By: Mary Dinmore  
Its Mary Dinmore  
Assistant Vice President

STATE OF TEXAS

COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Dinmore, whose name as Assistant Vice President of CitiFinancial Corporation, LLC, a Delaware Limited Liability Company, 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 20<sup>th</sup> day of May, 2010.

Vicky L. Mogg  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2009-001733

