

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

Send Tax Notice to:
Natalie Morrison
Anthony McElhenry
1244 Woodlands Way
Helena, AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred fifty thousand and 00/100 Dollars (\$250,000.00) to the undersigned, PNC Bank, National Association, successor by merger to National City Mortgage, Inc. f/k/a National City Mortgage Co., a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Natalie Morrison, and Anthony McElhenry, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 212, Sector 2, according to the Final Plat, The Woodlands, Sector 2, 4, and 5, as recorded in Map Book 29, Page 99 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easement(s) to Alabama Power Company as shown by instrument recorded in Inst. No. 2002-18719.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 62, Page 405.
5. Restrictions, limitations and conditions as set out in Map Book 27, Page 63.
6. Agreement by and between the Poes and the Newlins as set out in Real 128, Page 238.
7. Real Estate Agreement by and between the Poes and the Burtons as set out in Real 62, Page 407.
8. Restrictions, covenants and conditions as set out in instruments recorded in Inst. No. 2002-13873 and Inst. No. 20040923000524930.
9. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20081010000402150, in the Probate Office of Shelby County, Alabama.

\$ 246,678.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 25th day of May, 2010.

2009-004074 *SWD*

PNC Bank, National Association, successor by merger to
National City Mortgage, Inc. f/k/a National City Mortgage Co.

By: Michael D. Ferguson
Its Michael D. Ferguson VP

STATE OF OHIO

COUNTY OF MONTGOMERY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Michael D. Ferguson, whose name as Vice President of PNC Bank,
National Association, successor by merger to National City Mortgage, Inc. f/k/a National City Mortgage
Co., 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 25th day of May, 2010.

Jill A. Fortney
NOTARY PUBLIC Jill A. Fortney
My Commission expires:
AFFIX SEAL

2009-004074

JILL A. FORTNEY, Notary Public
In and For the State of Ohio
My Commission Expires Mar. 30, 2011

Deed Tax : \$3.50