

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

Send Tax Notice to:

John E. Masters

Paula G. Masters

*150 Montgomery Drive
Alabaster, AL 35007*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-nine thousand nine hundred and 00/100 Dollars (\$89,900.00) to the undersigned, Household Finance Corporation of Alabama, 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 John E. Masters, and Paula G. Masters, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, in Block 5, according to the survey of Bermuda Hills, second sector, second addition, as recorded in Map Book 9, Page 29, in the Office of the Judge of Probate 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. 35 foot building line West and North as shown by recorded map.
4. 7.5 foot easement East as shown by recorded map.
5. Easement to Alabaster Water and Gas Board as set forth in Deed Book 278, Page 387 and in Deed Book 278, Page 391 in the Probate Office of Shelby County, Alabama.
6. Right of way to Alabama Power Company as set forth in Deed Book 310, Page 213 and Deed Book 310, Page 215 as recorded in said Probate Office.
7. Right of way to Shelby County as set forth in Deed Book 280, Page 340 in said Probate Office.
8. Right of way granted to Alabama Power Company and South Central Bell by instrument recorded in Real 1, Page 354, in said Probate Office.
9. Right of way granted to South Central Bell by instrument recorded in Real 39, Page 365, in said Probate Office.
10. 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. 20100222000052490, in the Probate Office of Shelby County, Alabama.

\$ 40,000.00 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.





20100726000238010 2/2 \$65.00
Shelby Cnty Judge of Probate, AL
07/26/2010 03:26:42 PM FILED/CERT

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 8 day of June, 2010.

Household Finance Corporation of Alabama

By: *Dana M. Sacks*

Its Dana M. Sacks
Asst. Vice President

Shelby County, AL 07/26/2010

STATE OF California

State of Alabama

Deed Tax : \$50.00

COUNTY OF Los Angeles

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dana M. Sacks, whose name as VP of Household Finance Corporation of Alabama, 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 8 day of June, 2010.

Lucero Haros

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-001044

