


Prepared by: Denise White  
**JOHNSON & FREEDMAN, LLC**  
Attorneys and Counselors at Law  
1587 Northeast Expressway  
Atlanta, GA 30329

  
20100818000264620 1/2 \$55.00  
Shelby Cnty Judge of Probate, AL  
08/18/2010 01:46:34 PM FILED/CERT

THE STATE OF ALABAMA  
COUNTY OF Shelby

FILE NO: COM2010072335AL1  
LOAN NO:  
J&F 1001103AL

**REDEMPTION AMOUNT: \$40,000.00**

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **First Properties, LLC.**, whose principal place of business is located at **209 No. Joachim St., Mobile, AL 36603**, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **BAC Home Loans Servicing, LP** whose address is **Mail Stop CA6-921-02-21, 450 American Street, Simi Valley, CA 93065**, its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

**Lot 3 according to the survey of Scotch's Addition to Broken Bow as recorded in Map Book 8, Page 149, Shelby County, Alabama records..**

Street Address: **5495 Broken Bow Drive, Birmingham, AL 35242**

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said **BAC Home Loans Servicing, LP**, its successors and/or assigns, forever.

Shelby County, AL 08/18/2010

State of Alabama

Deed Tax : \$40.00

IN WITNESS WHEREOF, **First Properties, LLC** has caused this conveyance to be executed in its name by its undersigned officer(s), this 4th day of August, 2010.

**First Properties, LLC**

ATTEST:

By: Banks C. Ladd

NAME: **BANKS C. LADD**

TITLE: **MEMBER**

By: N/A

TITLE:

(Corporate Seal)

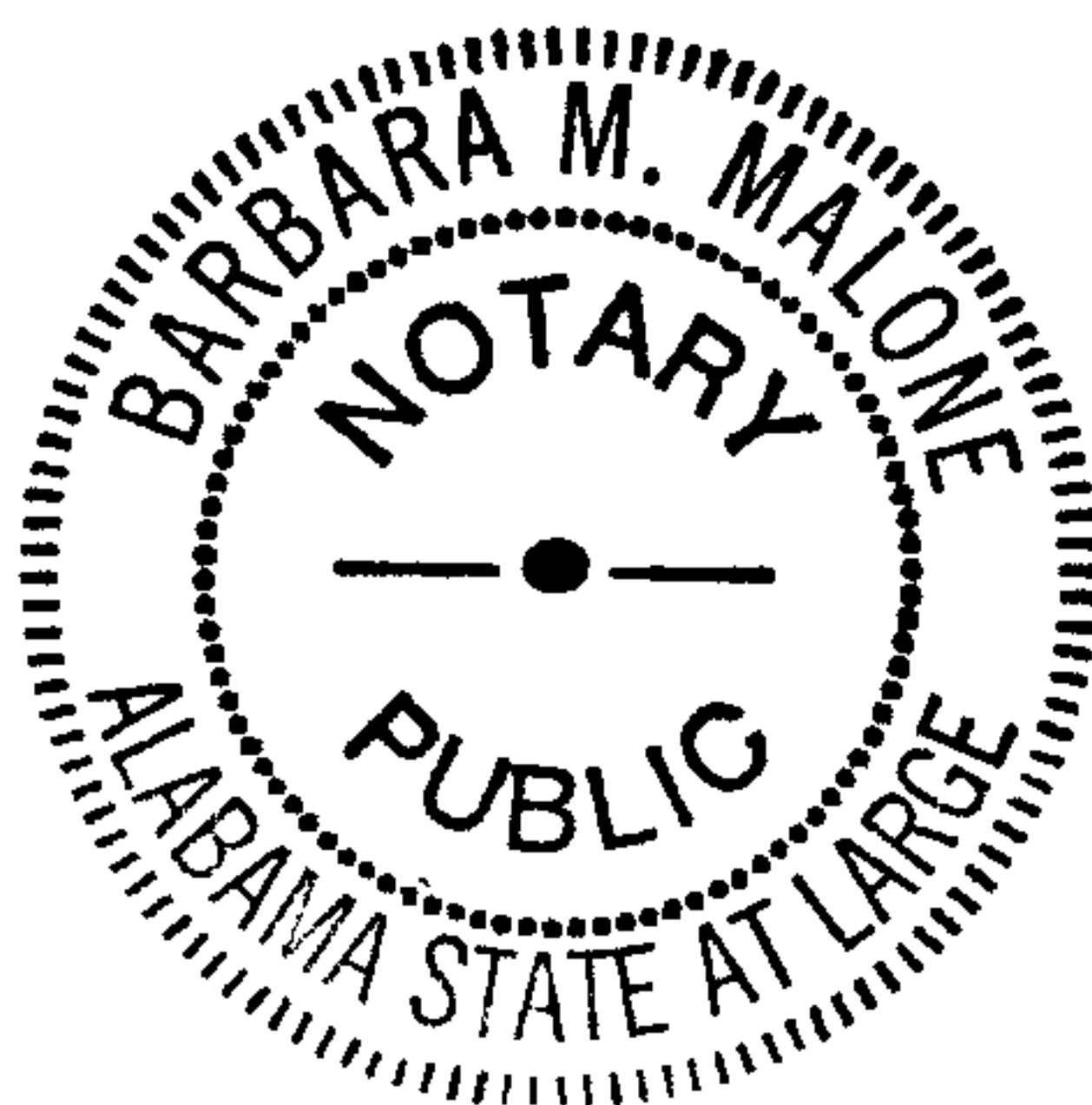
THE STATE OF Alabama  
COUNTY OF Mobile

I, the undersigned Notary Public in and for said State and County, do hereby certify that BANKS C. LADD and N/A of First Properties, LLC, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 4 day of Aug, 2010

Barbara M. Malone  
NOTARY PUBLIC

My Commission Expires:



Notary Public, State of Alabama at Large  
My Commission Expires: July 12, 2011  
Bonded through International Assurance, Inc.



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