



20101012000338460 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
10/12/2010 12:26:41 PM FILED/CERT

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
BRR-100900253S

Send Property Tax Notice to:

161 Robin St.
Calera AL 35040

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Hundred Sixty Seven Thousand and 00/100 Dollars (\$367,000.00) cash in hand paid to

Selene Finance LP, as Servicer for Taylor, Bean & Whitaker Mortgage Corp.

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

Brian P. Ferrell and Ginger A. Ferrell
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 3, according to the Amended Map of Fox Valley Subdivision, as recorded in Map Book 34, Page 8, in the Probate Office of Shelby County, Alabama.

Property Address: 120 Fox Valley Drive, Maylene, AL 35114
Parcel ID Number: 23-3-05-1-002003.000

Source of Title: Instrument #20100616000190690

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 #20100616000190690.

293,600.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

Property Address: 120 Fox Valley Drive, Maylene, AL 35114

AL_SpecialWarrantyDeed_IndJT.rdw

\$293,600.00 of the consideration was paid from the
proceeds of a first mortgage, and \$36,333.00 for a
2nd mortgage recorded simultaneously herewith

BRR-100900253S
09/15/10 @ 11:06-AM

IN WITNESS WHEREOF, Selene Finance LP, as Servicer for Taylor, Bean & Whitaker Mortgage Corp., has caused these present to be executed in its name and on its behalf as aforesaid, on this 15 day of September, 2010.

Selene Finance LP, as Servicer for Taylor, Bean & Whitaker Mortgage Corp.
By: Selene Finance LP, Attorney in Fact

By: [Signature] (Name)

Its: VP (Title)

For Selene Finance LP
Attorney in Fact

State of Texas
County of Harris

I, Janelle De Los Santos, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, Carter Nicholas, VP of Selene Finance LP, whose name as Attorney-in-Fact for Selene Finance LP, as Servicer for Taylor, Bean & Whitaker Mortgage Corp., 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.

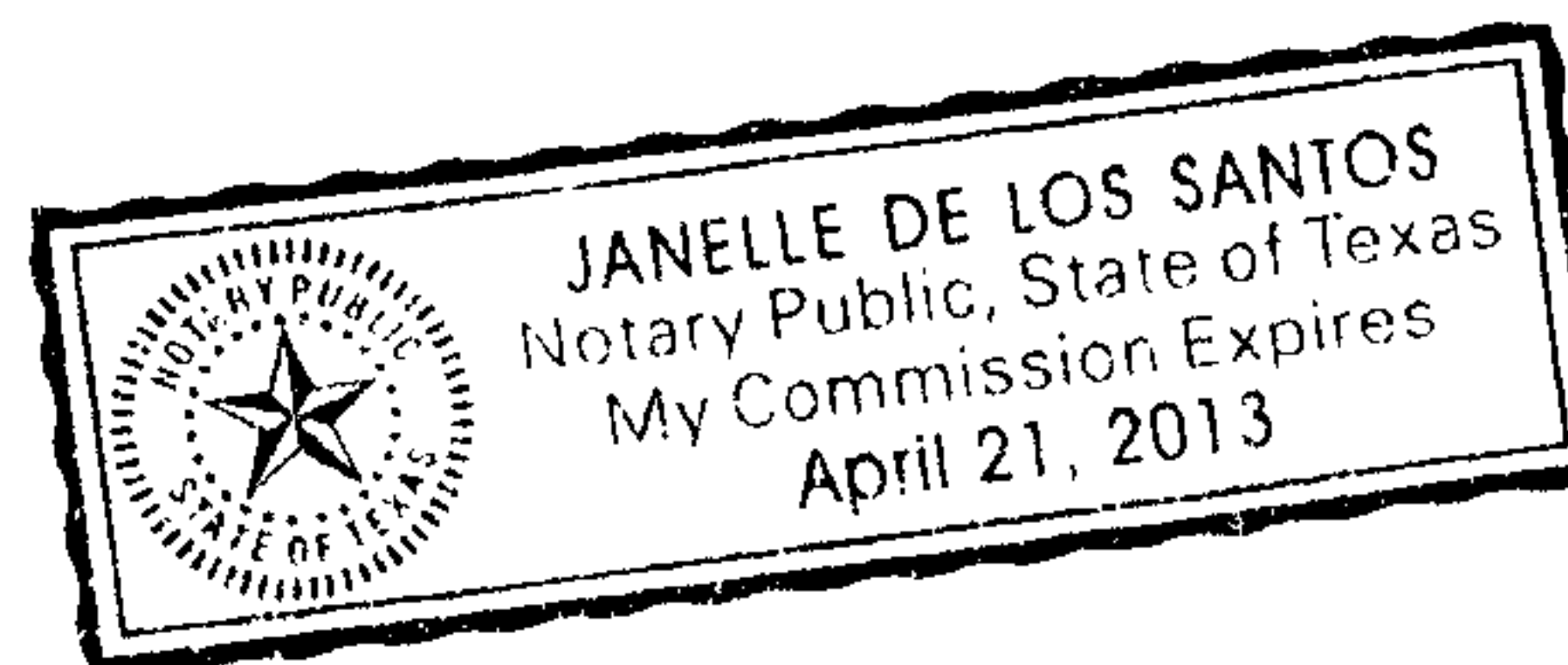
Given under my hand and official seal this 15 day of September 2010

Janelle D.
Notary Public

My Commission Expires: 4-21-13

[Seal]

Reference:
120 Fox Valley Drive
Maylene, AL, 35114
Servicer Loan #: 504720



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