

20101207000409240 1/3 \$100.50
Shelby Cnty Judge of Probate, AL
12/07/2010 02:19:01 PM FILED/CERT

Return to: *SSJ*
Republic Title of Texas, Inc.
2626 Howell Street, 10th Floor
Dallas TX 75204
Old Cahaba Lots

AFTER RECORDING,
RETURN TO:

~~LPP Mortgage Ltd.
6000 Legacy Drive, Suite 4E
Plano, Texas 75024
Attention: Kent Twitchell~~

[space above reserved for recorder's use only]

THIS DOCUMENT
PREPARED BY:

Romit S. Cheema, Esq.
Hunton & Williams LLP
1445 Ross Avenue, Suite 3700
Dallas, Texas 75202

SEND TAX NOTICE TO:

LPP Mortgage Ltd.
6000 Legacy Drive, Suite 4E
Plano, Texas 75024

Consideration:
\$82,250.00

STATUTORY WARRANTY DEED

STATE OF ALABAMA §
 §
COUNTY OF MADISON §

KNOW ALL MEN BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, the said **PROPERTY ACCEPTANCE CORP.**, a Texas corporation, whose mailing address is: 6000 Legacy Drive, Suite 4E, Plano, Texas 75024 ("**Grantor**"), DOES GRANT, BARGAIN, SELL AND CONVEY unto **LPP MORTGAGE LTD.**, a Texas limited partnership ("**Grantee**"), having an address of 6000 Legacy Drive, Suite 4E, Plano, Texas 75024, the real property situated in the County of Madison, State of Alabama, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, together with all of Grantor's right, title and interest, if any, in and to all easements benefiting such real property (collectively, the "**Property**").

This Statutory Warranty Deed is made and accepted expressly subject to any and all matters of record, including, without limitation, any and all taxes, assessments, reservations in patents, the rights of tenants under all leases relating to the Property, any easements, exceptions, restrictions, rights of redemption, encumbrances, liens, covenants, conditions and restrictions, obligations and liabilities as may appear of record, and all matters that an accurate survey or a physical inspection of the Property would reveal (said exceptions being called the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor, by its authorized signatory, who is authorized to execute this conveyance, has hereto set its signature and seal to this Statutory Warranty Deed to be effective as of the 1st day of May, 2010.

GRANTOR:

PROPERTY ACCEPTANCE CORP.,
a Texas corporation

By: [Signature]
Name: Kent Twitchell
Title: its Authorized Signatory

STATE OF TEXAS §
COUNTY OF Collin §

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Kent Twitchell, Authorized Signatory of PROPERTY ACCEPTANCE CORP., a Texas corporation, and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Authorized Signatory, and with full authority, executed the same voluntarily for and as the act of PROPERTY ACCEPTANCE CORP., a Texas corporation.

Given under my hand and seal of office this 11 day of October, A.D., 2010.

(Seal)



Cindy Lewis

Notary Public for the State of Texas
(signature of Notary Public)


My Commission Expires Sept 22, 2013

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EXHIBIT "A"

PROPERTY DESCRIPTION

Lots 1927, 1928, 1929, 1930 and 1936, according to the Survey of
Old Cahaba V, First Addition, as recorded in Map Book 35, Page
120, in the Probate Office of Shelby County, Alabama.


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