

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

Send Tax Notice to:
Western Properties, LLC

3360 Davey Allison Blvd
Huntsville AL 35893

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-seven thousand and 00/100 Dollars (\$57,000.00) to the undersigned, CitiMortgage, Inc., a corporation, by Bayview Loan Servicing, LLC, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Western Properties, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, Block 3, according to the Map of Navajo Hills, Second Sector, as recorded in Map Book 5, Page 24 in the Probate Office of Shelby County, Alabama; being in 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 Grantee herein assume and agree to pay.
3. Restrictions appearing of record in Book 250, Page 81.
4. Right of way granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Book 250, Page 725.
5. Right of way granted to Alabama Power Company recorded in Book 243, Page 501.
6. Reservations as set forth in Book 241, Page 743.
7. 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. 20091218000463290, in the Probate Office of Shelby County, Alabama.

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 Grantee, his/her heirs and assigns, forever.



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Shelby Cnty Judge of Probate, AL
12/08/2010 01:44:24 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 29th day of November, 2010.

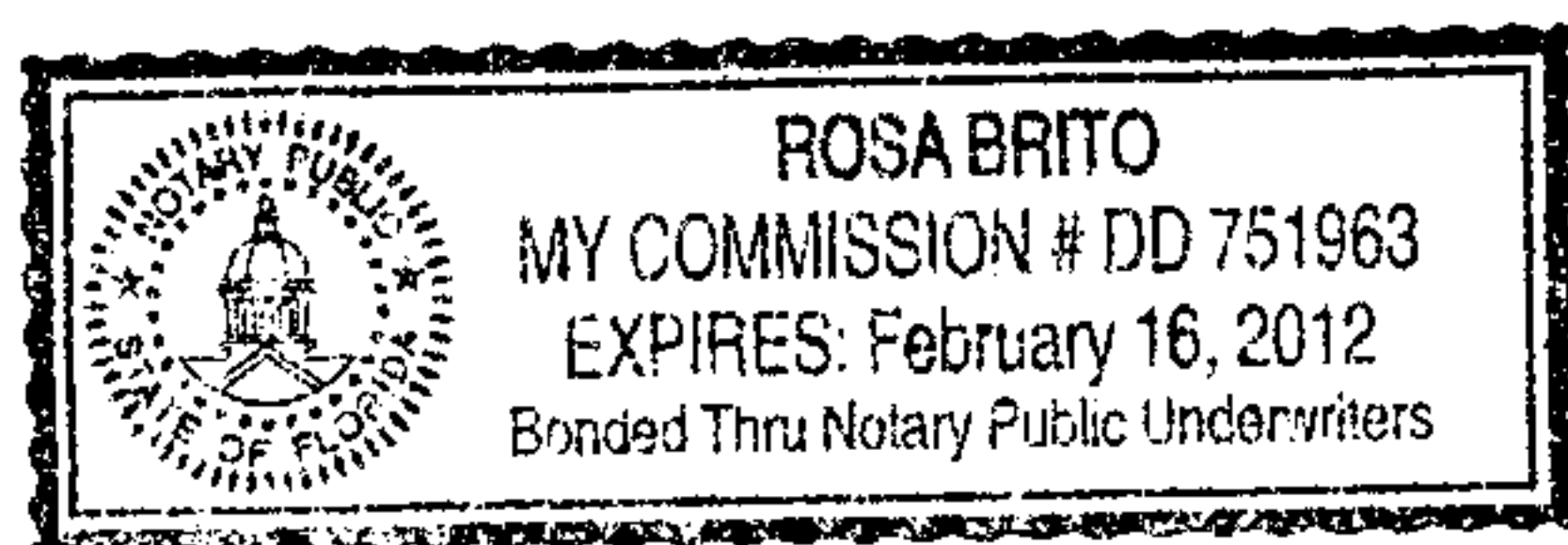
CitiMortgage, Inc.
By Bayview Loan Servicing, LLC, as Attorney in Fact

By: [Signature]
Matthew Coburn
Its Assistant Secretary

STATE OF Florida
COUNTY OF Miami-Dade

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew Coburn, whose name as Assistant Secretary of Bayview Loan Servicing, LLC, as Attorney in Fact for CitiMortgage, Inc., 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, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 29th day of November, 2010.



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2010-000068



20101208000411940 2/2 \$72.00
Shelby Cnty Judge of Probate, AL
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