



20101223000432860 1/3 \$188.00
Shelby Cnty Judge of Probate, AL
12/23/2010 02:51:33 PM FILED/CERT

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
BRR-101200320S

Send Property Tax Notice to:

3213 Brook Highland Trace
BIRMINGHAM, AL 35242

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00) cash in hand paid to

MorEquity, Inc.

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

L.J. White Investments, LLC

(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 1, according to the amended and corrected map of Eagle Trace Phase 1, as recorded in Map Book 2, Page 142, in the Probate Office of Shelby County, Alabama.

Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants and building set-back lines of record.

Property Address: 600 Talon Trace, Birmingham, AL 35242
Parcel ID Number: 09-3-05-0-008-001.000

Source of Title: Instrument #20100517000154750

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

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 #20100517000154750.

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

Property Address: 600 Talon Trace, Birmingham, AL 35242

AL_SpecialWarrantyDeed.rdw

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IN WITNESS WHEREOF, MorEquity, Inc., has caused these present to be executed in its name and on its behalf as aforesaid, on this 10 day of December 2010.

MorEquity, Inc.
By: LPS Asset Management Solutions, Inc.
Attorney in Fact

BY: _____ (Name)

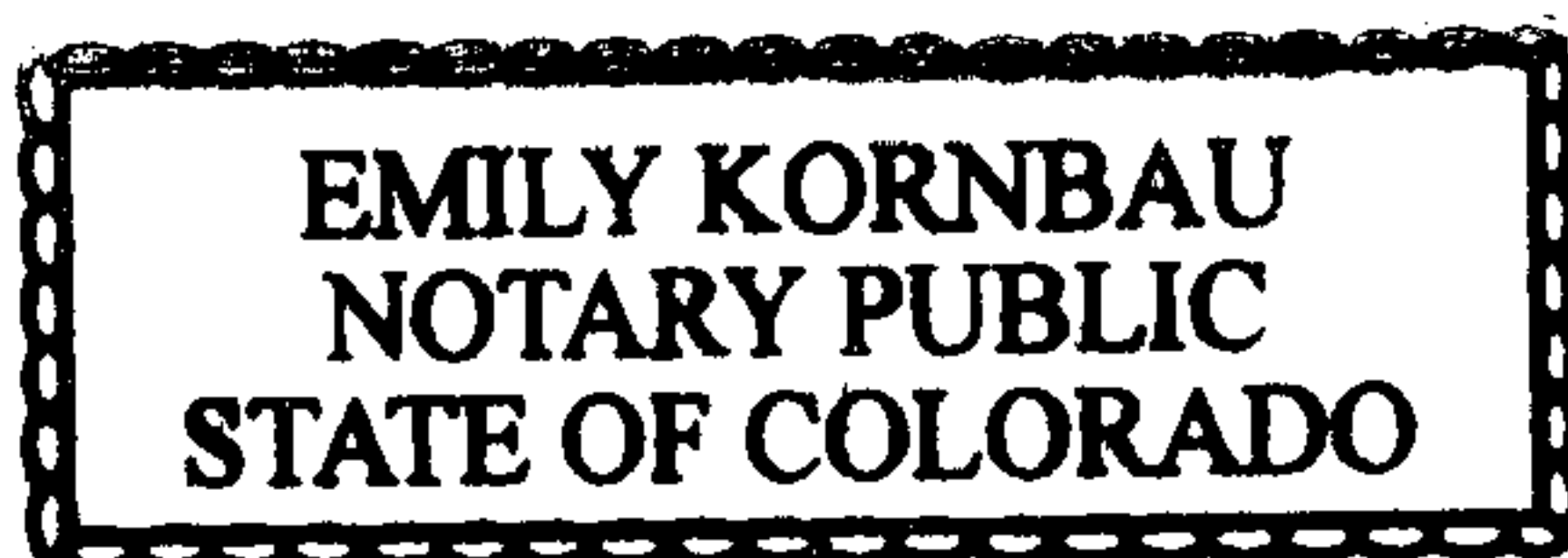
Its Norma J. Dudgeon, AVP (Title)

For LPS Asset Management Solutions Inc.
Attorney in Fact

State of Colorado
County of Jefferson

I, Emily Kornbau, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, Norma J. Dudgeon, AVP of LPS Asset Management Solutions, Inc, whose name as Attorney-in-Fact for MorEquity, Inc., 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 10 day of December, 2010



My Commission Expires 06/17/2013

J. Cell
Notary Public
My Commission Expires: _____
[Seal]

Reference:
600 Talon Trail
Birmingham, AL, 35242
Servicer Loan #:

SPECIAL POWER OF ATTORNEY

After recording return to:
LPS Asset Management Solutions, Inc.
Closing Support
10385 Westmoor Drive, Suite 100
Westminster, CO 80021

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, MorEquity, Inc., with its principal office located at 601 NW 2nd Street Evansville, IN 47708, does hereby make, approve and appoint LPS Asset Management Solutions, Inc., a corporation organized and existing under the laws of the United States of America, and having an office located at 10385 Westmoor Drive, Suite 100, Westminster, CO 80021 its agent and attorney in fact, with full power and authority to act for it and on its behalf in the management and disposition of the real estate owned (REO) held by MorEquity, Inc., as referred to said attorney in fact, on the following terms and conditions:

1. Said attorney in fact shall be authorized to do and perform, on behalf of MorEquity, Inc. and in its place and stead, and with equal validity, any and all lawful acts, matters and things whatsoever requisite, necessary, proper or convenient to be done, as fully, to all intents and purposes, as MorEquity, Inc. might or could do itself, with respect to the sale and disposition of such REO. MorEquity, Inc. hereby authorizes and empowers the said attorney in fact to negotiate such terms of disposition as it shall deem satisfactory, and to make, sign, execute, acknowledge and deliver any and all contracts of sale, or any other agreements, deeds of conveyance and other documents in connection therewith.

2. The powers granted by MorEquity, Inc. to LPS Asset Management Solutions, Inc. does not include the power to execute final HUD-1 or HUD-1A Settlement Statements or to bind MorEquity, Inc. in any way to offers outside the pre-approved Client Matrix.

3. This Special Power of Attorney shall be effective from the date of execution hereof until it is revoked in writing.

IN WITNESS WHEREOF, the said grantor has caused this instrument to be executed by the Asst. Vice President, this 13th day of October 2009.

By: [Signature]
Name: Dan Becker
Title: Asst. Vice President

ATTEST:

By: [Signature]
Name: Jeff Schutte
Title: Default Manager

WITNESSES:

By: [Signature]
Name: Stacy Isaac
Title: Default Supervisor

By: [Signature]
Name: Crystal Herrell
Title: Administrative Specialist

STATE OF INDIANA

)SS:

COUNTY OF VANDERBURGH

On this 13TH day of October 2009, before me, a Notary Public of the State of Indiana, personally appeared Dan Becker and Jeff Schutte, known to me to be the person whose name is subscribed to the within Special Power of Attorney and to be the Asst. Vice President and Default Manager of the said MorEquity, Inc. and acknowledged that he/she executed same on behalf of the corporation for the purposes therein contained.

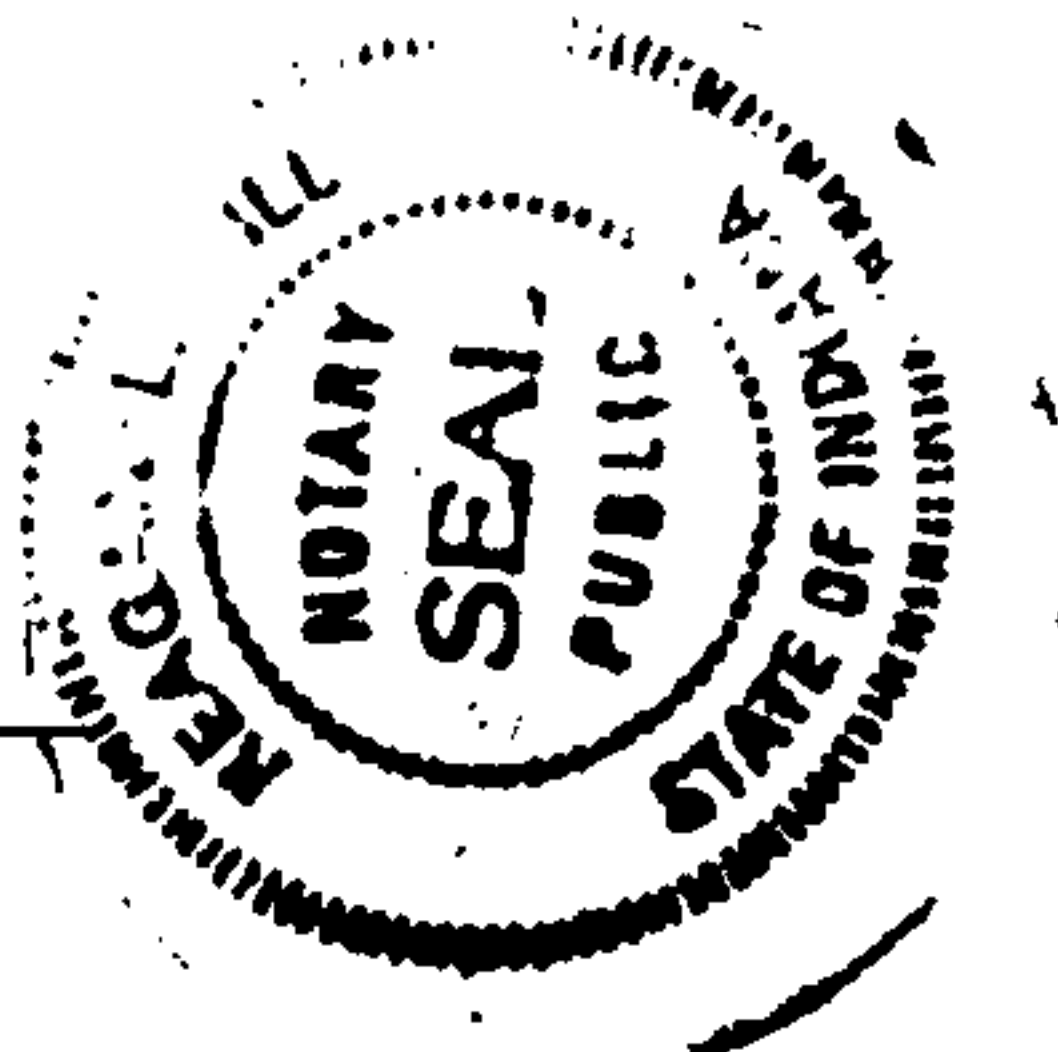
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My commission expires:

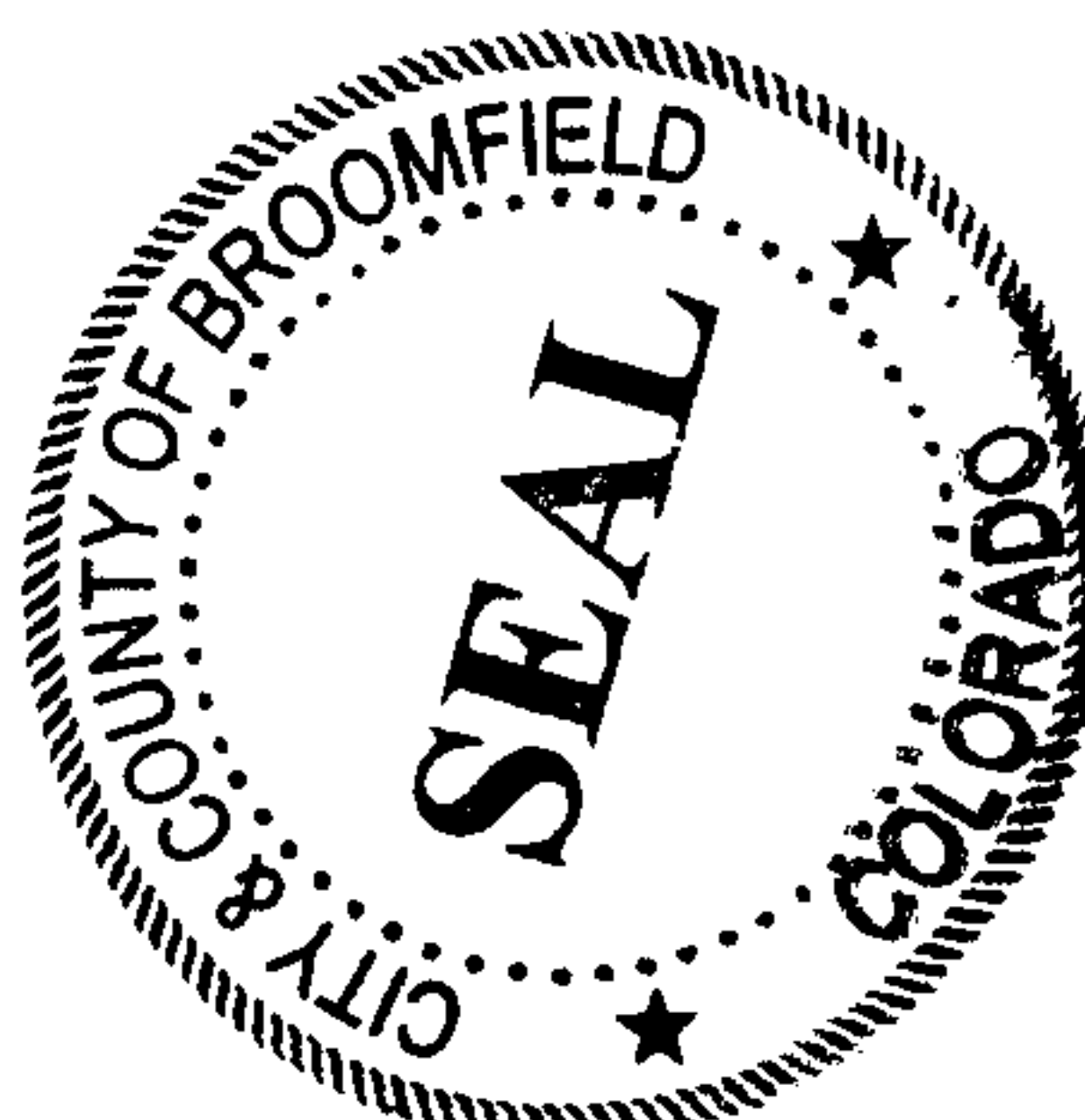


REBECCA L. WILL
Resident of Vanderburgh County, IN
Commission Expires: April 13, 2016

[Signature]
Notary Public



Date: 8/3/10
Clerk and Recorder
County of Broomfield, Colorado
Certified to be a full, true and
correct copy of the original.
Broomfield County Clerk & Recorder
[Signature]



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