

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

Send Tax Notice to:  
Katrina Cade  
Gregory Cade  
5204 Queensferry Lane  
Birmingham, AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of Six hundred seventy-nine thousand and 00/100 Dollars (\$679,000.00) to the undersigned, SunTrust Mortgage, Inc., a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Katrina Cade, and Gregory Cade, (herein referred to as Grantees), the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 2, according to the Amended Map of Greystone, First Sector, Phase VII, as recorded in Map Book 17, Page 53, in the Probate Office of Shelby County, Alabama. Together with the nonexclusive easement to use the private roadways, Common Areas, and Hugh Daniel Drive all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions, and Restrictions dated November 6, 1990 and recorded in Real 317, Page 260 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to:

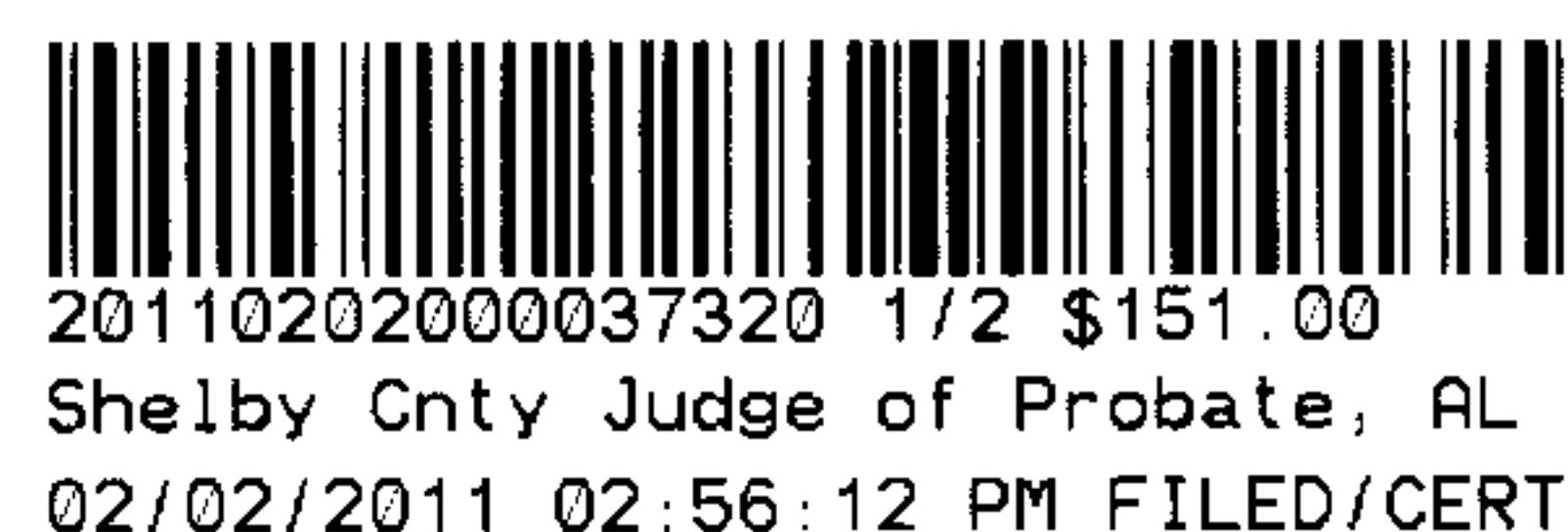
1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Restrictions recorded in Instrument No. 1995-31705.
4. Declarations of covenants, conditions and restrictions recorded in Real 317, Page 260.
5. Restrictions as shown on recorded plat.
6. 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. 20100623000198300, in the Probate Office of Jefferson County, Alabama.

\$ 543,200.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 Grantees, their heirs and assigns, forever.

\*2010-003296\* \*SWD\*



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 17 day of November, 2010.

SunTrust Mortgage, Inc.

By: Jackie Alsalem

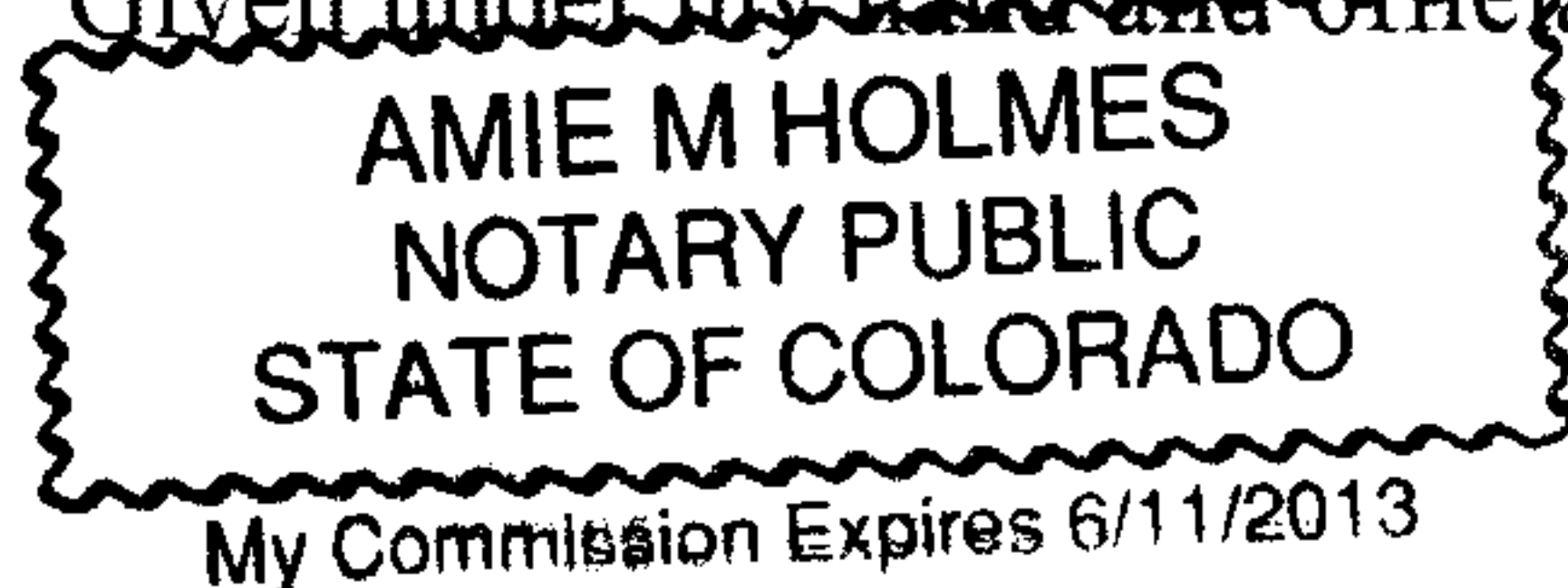
Its Authorized officer

STATE OF Colorado

COUNTY OF Denver

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jackie Alsalem, whose name as Authorized officer of SunTrust Mortgage, 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.

Given under my hand and official seal, this the 17 day of November, 2010.



Amie M Holmes

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-003296



20110202000037320 2/2 \$151.00  
Shelby Cnty Judge of Probate, AL  
02/02/2011 02:56:12 PM FILED/CERT