

20110204000041830 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
02/04/2011 04:14:13 PM FILED/CERT

INVESTOR NUMBER: 22-22-6-0547673

CitiMortgage, Inc. CM #: 191810

MORTGAGOR(S): THOMAS E. KRISTIANSEN AND KATHY A. KRISTIANSEN

THIS INSTRUMENT PREPARED BY:

Colleen McCullough
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **CitiMortgage, Inc.**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns, as their interest may appear**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 15, according to the Survey of Dearing Downs, Fourth Addition, as recorded in Map Book 9, page 179, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, said Assignor has hereunto set its signature this 17 day of Dec, 2010.

CITIMORTGAGE, INC.

191810 *SWD* *P

By: Michael McDewitt

Its: Michael McDewitt, AVP

STATE OF Missouri)
COUNTY OF St. Charles)

I, Pam Weber, a Notary Public in and for said County in said State, hereby certify that Michael McDewitt, whose name as AVP of CitiMortgage, Inc., 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 said conveyance, he/she, as such AVP, and with full authority, executed the same voluntarily for and as the act of said AVP.

Given under my hand this the 17 day of Dec, 2010.

Pam Weber
Notary Public

My Commission Expires: _____

Grantee's Address:
Secretary of Veterans Affairs
c/o Bank of America
ATTN: VA REO
2375 N Glenville Drive
MS RGV-B-85
Richardson, TX 75082

PAM WEBER
Notary Public - Notary Seal
State of Missouri
St. Charles County
Commission # 10008954
My Commission Expires August 22, 2014

20110204000041830 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
02/04/2011 04:14:13 PM FILED/CERT