



20110211000049440 1/2 \$60.50  
Shelby Cnty Judge of Probate, AL  
02/11/2011 11:13:39 AM FILED/CERT

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

Send Tax Notice to:

Charles Stephens

Marcy Stephens

*707 Hengert Lane  
Birmingham, AL 35244*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred twenty-seven thousand five hundred and 00/100 Dollars (\$227,500.00) to the undersigned, BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP, 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 Charles Stephens, and Marcy Stephens, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of the Highlands, 2nd Sector, as recorded in Map Book 18, Page 48, in the Office of the Judge of Probate of 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 Grantees herein assume and agree to pay.
3. Restrictions appearing of record in Inst. No. 1994-9291.
4. Right-of-way granted to Bellsouth recorded in Inst. No. 9407-402.
5. Right of way as recorded in Inst. No. 9309-6087.
6. Restrictions as shown on recorded plat.
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 Book Instrument No. 201002120000435 Page , in the Probate Office of Shelby County, Alabama.

\$ 182,000.00 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.

\*2010-001743\* \*SWD\*

Shelby County, AL 02/11/2011  
State of Alabama  
Deed Tax: \$45.50

*11-0051*

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
26 day of January, 2011.

BAC Home Loans Servicing, LP FKA Countrywide Home  
Loans Servicing LP

By: [Signature]

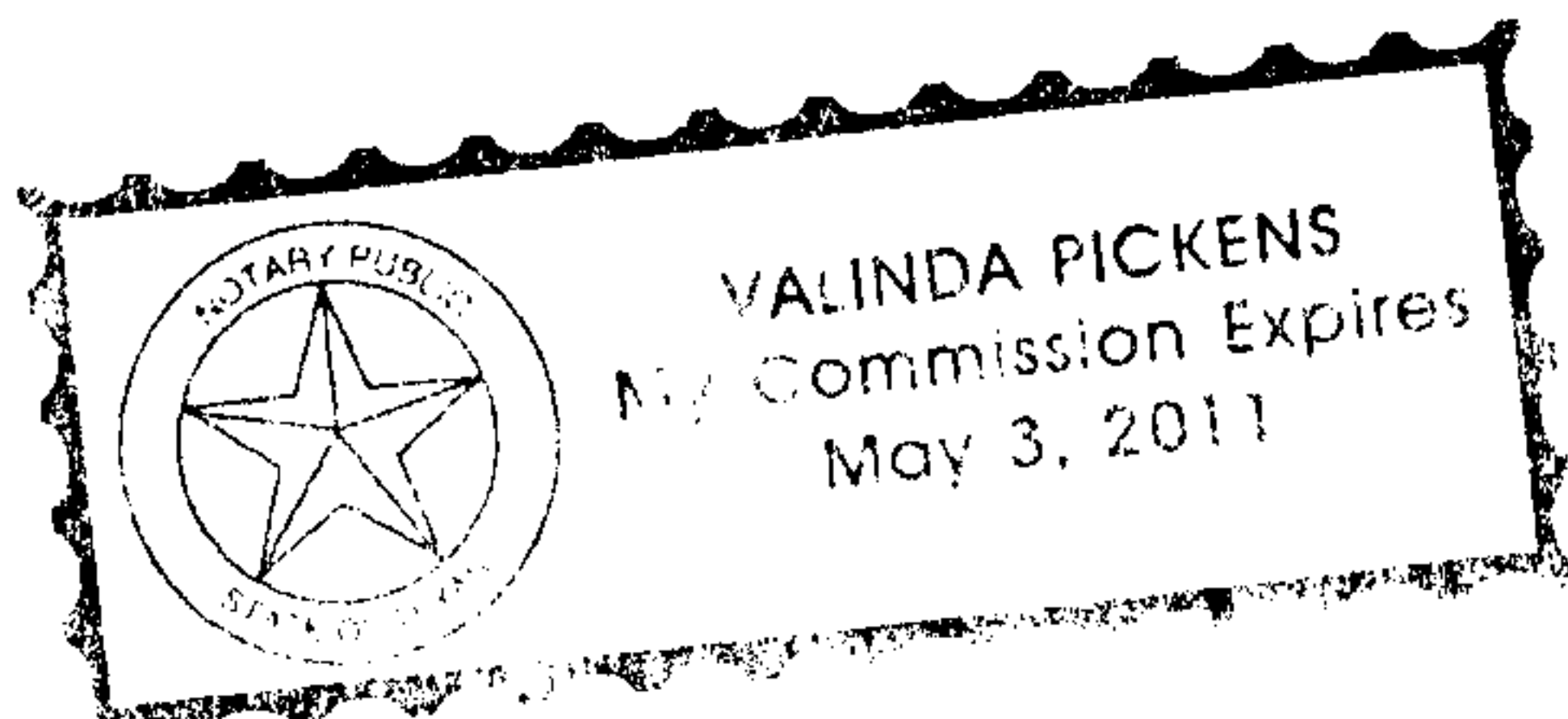
Its Hannica McShan, Asst. Secretary

STATE OF Texas

COUNTY OF Collin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Hannica Mcshan, whose name as Asst. Secretary of BAC  
Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP, 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 26 day of January, 2011.



[Signature]  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2010-001743