

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

Send Tax Notice to:
Robert L. Gentry
Carolyn E. Gentry

*115 Co Rd 726
Calera AL 35040*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-two thousand five hundred and 00/100 Dollars (\$52,500.00) to the undersigned, Bayview Loan Servicing, LLC, 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 Robert L. Gentry, and Carolyn E. Gentry, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 30 in Allendale Subdivision, according to Map of said Subdivision which is recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 78.

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. Building setback lines as shown on recorded map, Map Book 4, Page 78.
4. Restrictions as set forth in Deed Book 219, Page 297.
5. Transmission line permits granted to Alabama Power Company as recorded in Deed Book 98, Page 64; Deed Book 112, Page 57; Deed Book 112, Page 62 and Deed Book 205, Page 29.
6. Utility Easement granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Deed Book 219, Page 73.
7. Right of way granted to State Highway Department as recorded in Deed Book 111, Page 371.
8. Permit granted to Alabama Power Company as recorded in Deed Book 236, Page 174.
9. 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 20100407000105086, 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 Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 18 day of February, 2011.

Bayview Loan Servicing, LLC

By: _____

Its _____

Matthew Coburn
Assistant Secretary

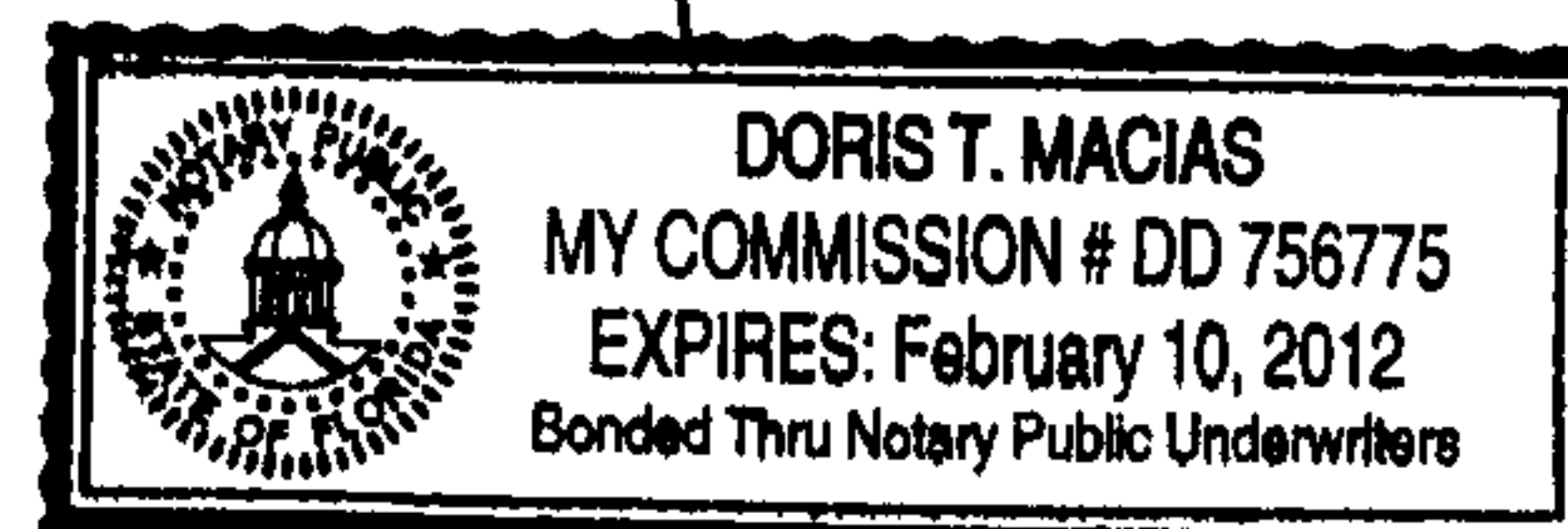
STATE OF Florida

COUNTY OF Miami Dade

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew Coburn
Assistant Secretary, whose name as Assistant Secretary of Bayview Loan Servicing, LLC, 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 18 day of February, 2011.

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL



2010-002599



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Shelby Cnty Judge of Probate, AL
03/01/2011 10:35:28 AM FILED/CERT