

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

Send Tax Notice to:  
James T. Millican

1953 Indian Lake Dr.  
Birmingham AL 35244

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Twenty-three thousand five hundred and 00/100 Dollars (\$23,500.00) to the undersigned, CitiMortgage Inc., successor by reason of merger with CitiFinancial Mortgage Company, Inc., a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto James T. Millican, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 18, 19, 20, 21, 22 and 23 Block 2, all in Cottage Hills Subdivision as shown by map recorded in Map Book 4, Page 37 in the Probate Office 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 Grantee herein assume and agree to pay.
3. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. 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. 20110217000055500, 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 Grantee, his/her heirs and assigns, forever.





20110315000083910 2/2 \$38.50  
Shelby Cnty Judge of Probate, AL  
03/15/2011 09:53:19 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the

3rd day of ~~February~~, 2011.

March

Authorized Signer of National  
Default REO Services, a Delaware  
Limited Liability Company dba  
First American Asset Closing  
Services ("FAACS"), as Attorney  
in fact and/or agent

CitiMortgage Inc., successor by reason of merger with  
CitiFinancial Mortgage Company, Inc.

By: [Signature]

Its

Issa Wilson, v. p.

STATE OF Texas

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Issa Wilson, whose name as v. p. of  
CitiMortgage Inc., successor by reason of merger with CitiFinancial Mortgage Company, 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.

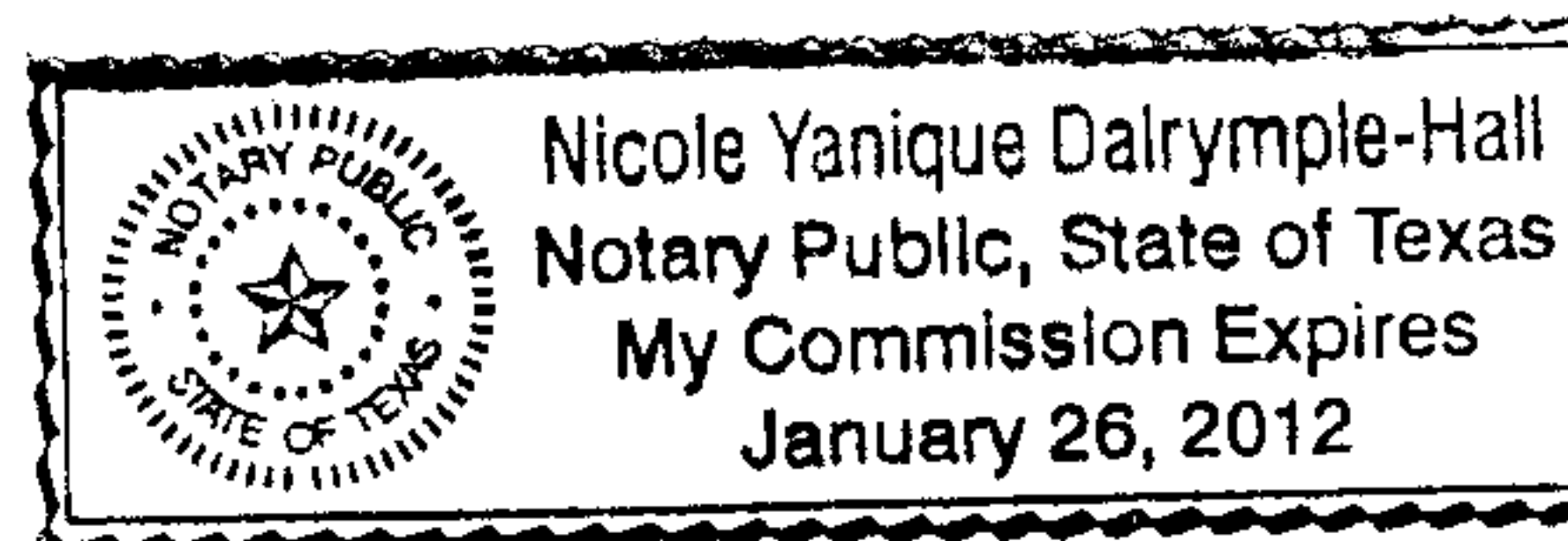
Given under my hand and official seal, this the 3rd day of March, 2011.

[Signature]  
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2011-000484



Authorized Signer of National  
Default REO Services, a Delaware  
Limited Liability Company dba  
First American Asset Closing  
Services ("FAACS"), as Attorney  
in fact and/or agent

Shelby County, AL 03/15/2011  
State of Alabama  
Deed Tax: \$23.50