

20110325000094440 1/2 \$58.00  
Shelby Cnty Judge of Probate, AL  
03/25/2011 10:41:18 AM FILED/CERT

Shelby County, AL 03/25/2011  
State of Alabama  
Deed Tax: \$43.00

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

Send Tax Notice to:  
Robert D. Slaughter

*57 Rockbay Lane  
Montevallo AL 35115*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-three thousand and 00/100 Dollars (\$43,000.00) to the undersigned, CitiFinancial, 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 Robert D. Slaughter, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Southwest corner of Fraction Section 1, of Section 23, Township 22 South, Range 2 West; thence run Northerly along the West line thereof for 279.81 feet to the Southwesterly right of way of Shelby County Road # 301; thence 132 Degrees 24 Minutes 19 Seconds right run Southeasterly along said right of way for 301.60 feet to a curve to the right (having a radius of 956.93 feet and a central angle of 5 Degrees 50 Minutes 04 Seconds); thence continue along said right of way and curve a chord distance of 97.40 feet to the South line of said Section 23; thence 133 Degrees 16 Minutes right Westerly for 291.28 feet to the point of beginning. According to survey of Thomas E. Simmons, RLS # 12945, dated August 8, 1997.

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. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
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 20101026000358380, 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.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 14 day of March, 2011.

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

CitiFinancial, Inc.

By: [Signature]

Its

Charlotte Elliott

STATE OF Texas

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Elliott, whose name as V.P. of CitiFinancial, 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.

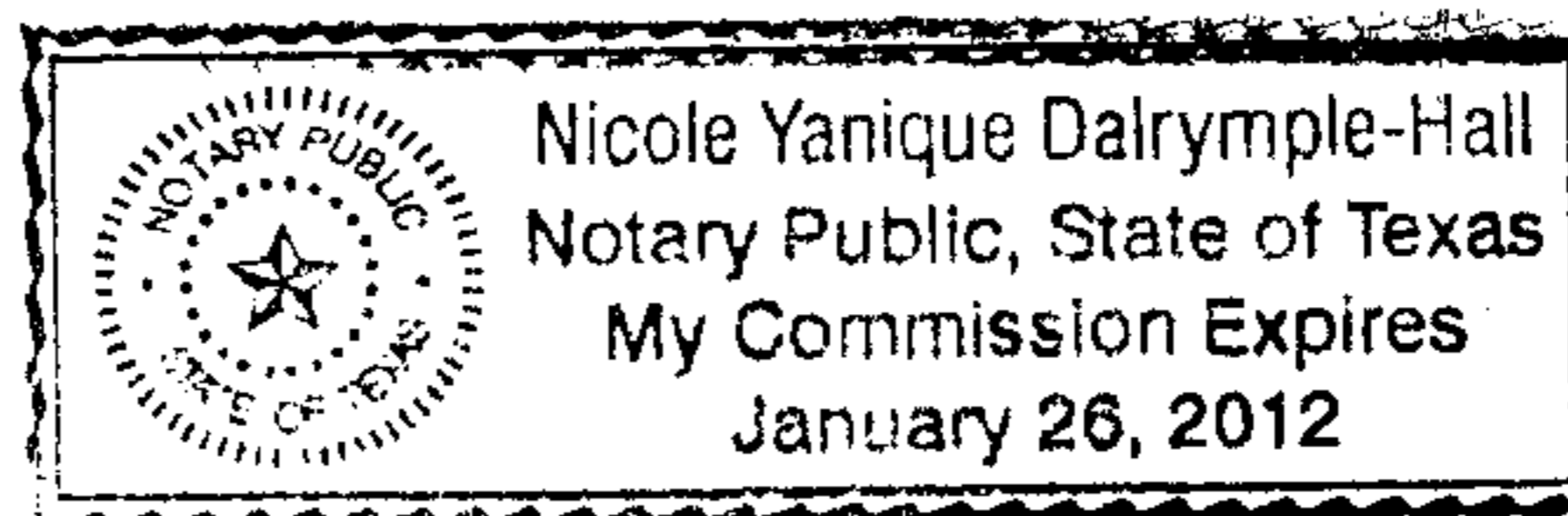
Given under my hand and official seal, this the 14 day of March, 2011.

[Signature]  
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-005515



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



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