

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

Send Tax Notice to:
Daniel L. Cooper
Catherine A. M. Cooper
2327 Valle Drive
La Habra Heights, CA 90631

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred thirty-four thousand nine hundred and 00/100 Dollars (\$234,900.00) to the undersigned Grantor, Household Finance Corporation of Alabama, 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 Daniel L. Cooper, and Catherine A. M. Cooper, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, Block 1, according to the Survey of Indian Crest Estates, Second Sector, as recorded, in Map Book 5, Page 42, 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 Grantees herein assume and agree to pay.
3. Restrictions recorded in Book 256, Page 597.
4. Mineral and mining rights excepted in Book 265, Page 933.
5. 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 Number 20101208000411690, in the Probate Office of Shelby County, Alabama.

\$ 120,000.00 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.


20110420000120880 2/3 \$133.00
Shelby Cnty Judge of Probate, AL
04/20/2011 12:35:57 PM FILED/CERT

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

Apr

Household Finance Corporation of Alabama

by, _____

Its _____

[Signature]
Maria I. Oates
Asst. Vice President



20110420000120880 3/3 \$133.00
Shelby Cnty Judge of Probate, AL
04/20/2011 12:35:57 PM FILED/CERT

State of California

County of

Los Angeles

On

4/11/11

before me,

(insert name and title of the officer)

Maria I. Ortega

personally appeared

Paul Woo President

who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in

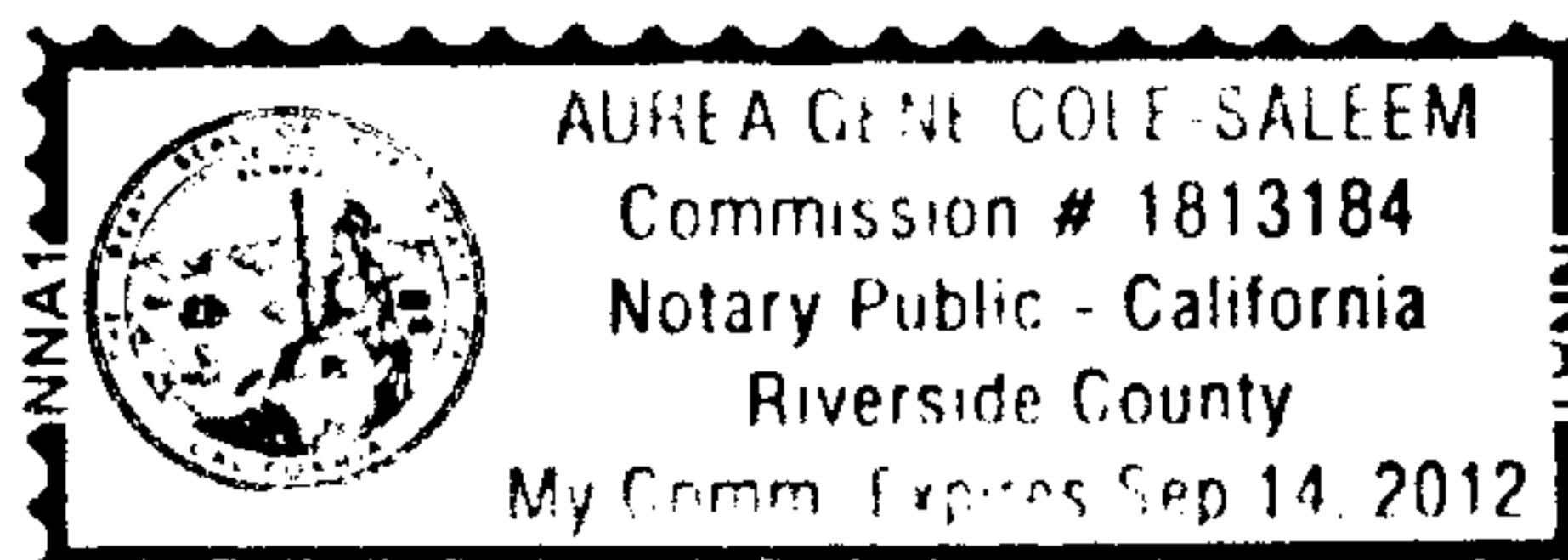
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

Witness my hand and official seal

Signature

(Seal)



2010-006014