

SPECIAL WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Sixty-Eight Thousand and no/100 Dollars (\$168,000.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

RBS Citizens, N.A. f/k/a Citizens Bank N.A. s/b/m to CCO Mortgage Corp. f/k/a Charter One Mortgage Corp.

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

Kevin Anderson

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 1, according to the Survey of Old Plantation Addition to Plantation South, as recorded in Map Book 30, Page 87, in the Probate Office of Shelby County, Alabama. LESS AND EXCEPT: Lot 8, Block 3, according to the Survey of Plantation South, Second Sector, Phase No. 1, as recorded in Map Book 9, Page 115, in the Probate Office of Shelby County, Alabama

Subject to existing easements, restrictions, set-back lines, right of way, limitations, of record. Mineral and mining rights excepted, not owned by Grantor

TO HAVE AND TO HOLD unto the said Grantees, its successors and assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, If any, of all parties lawfully entitles thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS, WHERE IS, AND WITH ALL FAULTS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, by _____, who is authorized to execute this conveyance, has hereto set its signature and seal, on this the 26 day of April, 2011.

RBS Citizens, N.A. f/k/a Citizens Bank N.A. s/b/m to CCO Mortgage Corp. f/k/a Charter One Mortgage Corp.

By: Robin J. Chen

Its: VP



20110502000131970 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
05/02/2011 03:18:04 PM FILED/CERT

STATE OF Rhode Island
COUNTY OF PROVIDENCE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robin A. Chase of RBS Citizens, N.A. f/k/a Citizens Bank N.A. s/b/m to CCO Mortgage Corp. f/k/a Charter One Mortgage Corp., whose name as VICE PRESIDENT of RBS Citizens, N.A. f/k/a Citizens Bank N.A. s/b/m to CCO Mortgage Corp. f/k/a Charter One Mortgage Corp., 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 said conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said association, acting in its capacity as aforesaid.

Given under my hand and official seal this 26 day of April, 2011.

Nancy M. Boucher
Notary Public NANCY M. BOUCHER

My commission expires: NOVEMBER 6, 2013

10-000154

THIS INSTRUMENT PREPARED BY:

SHAPIRO & PICKETT, L.L.P.

DAVID M. SIGLER

651 BEACON PARKWAY WEST, SUITE 115

BIRMINGHAM, ALABAMA 35209


Send Tax Notice To:

Kevin Anderson

4197 Plantation Place

Helena, AL 35080

Drafter did not review title when drafting this instrument


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