

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

Send Tax Notice to:
Bearden Development & Holdings, L.L.C.

3490 Bearden Lane
Helena, AL 35030

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


That in consideration of Eighty-one thousand eight hundred and 00/100 Dollars (\$81,800.00) to the undersigned, BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P., 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 Bearden Development & Holdings, L.L.C., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the survey of Chase Plantation, 3rd Sector, as recorded in Map Book 9, Page 47 A and B, 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. Terms, agreements and right of way to Alabama Power Company, as recorded in Real Volume 16, Page 231.
4. Right of Way granted to Alabama Power Company by instrument(s) recorded in Real Volume 18, Page 113.
5. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Real Volume 16, Page 228.
6. Restrictions appearing of record in Volume 335, Page 175; Misc. Volume 14, Page 536; Misc. Volume 17, Page 550; Misc. Volume 34, Page 549; Volume 366, Page 362 and Misc. Volume 25, Page 741.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 127, Page 140.
8. Easement as recorded in Volume 335, Page 158.
9. A 22 foot easement along South lot line: 10 foot easement along Northerly lot line as shown on recorded map.
10. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but not limited to roof, foundation, party walls, walkway and entrance.
11. 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. 20100304000063170, in the Probate Office of Shelby County, Alabama.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this deed.


20110506000137640 1/3 \$100.00
Shelby Cnty Judge of Probate, AL
05/06/2011 12:30:56 PM FILED/CERT

Shelby County, AL 05/06/2011
State of Alabama
Deed Tax: \$82.00

2010-001346 *SWD*

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 26 day of April, 2011.

BAC Home Loans Servicing, L.P. fka Countrywide Home Loans
Servicing, L.P.

By: _____

Its Laura Ascencio Assistant Secretary

STATE OF _____

COUNTY OF _____

~~I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
_____, whose name as _____ of BAC Home Loans
Servicing, L.P. fka Countrywide Home Loans Servicing, L.P., 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 _____ day of April, 2011.

**** See Attached ****

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-001346

20110506000137640 2/3 \$100.00
Shelby Cnty Judge of Probate, AL
05/06/2011 12:30:56 PM FILED/CERT

California All-Purpose Acknowledgment

20110506000137640 3/3 \$100.00
Shelby Cnty Judge of Probate, AL
05/06/2011 12:30:56 PM FILED/CERT

State of California)
County of Ventura) ss.

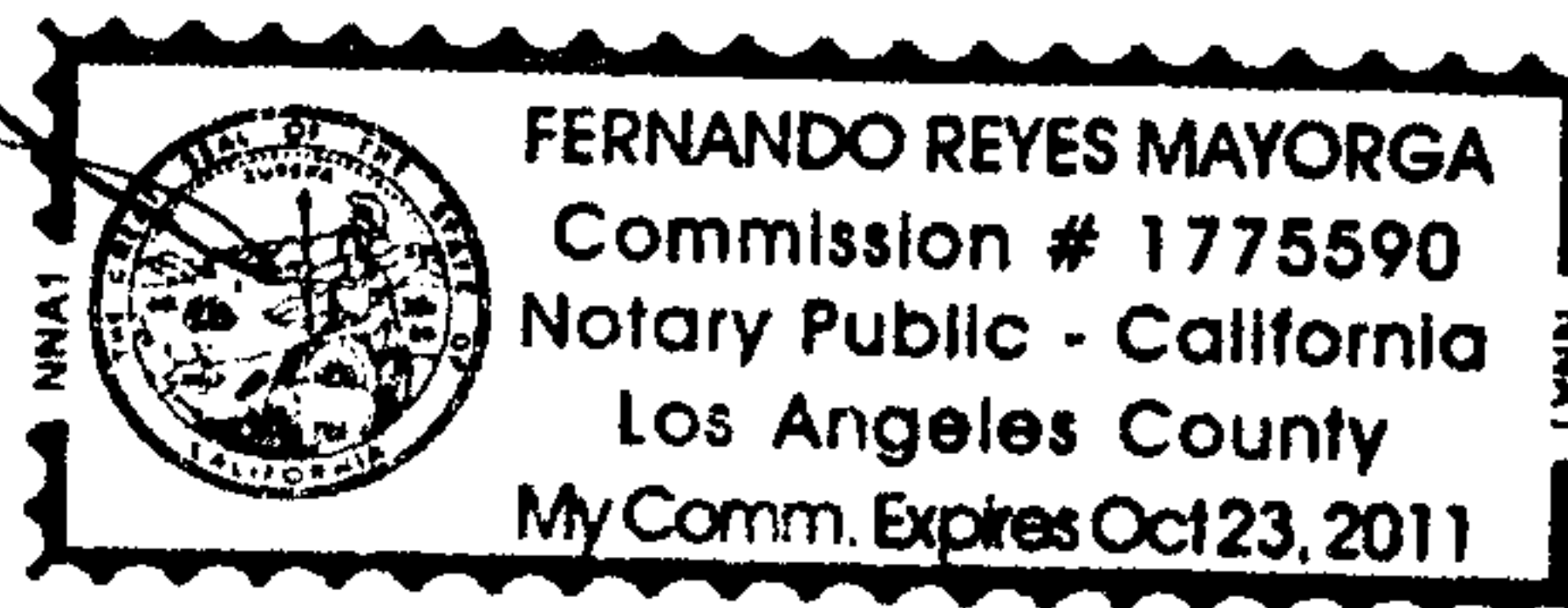
On April 26, 2011 before me, Fernando Reyes Mayorga
Notary Public, personally appeared Laura Ascencio

who proved to me on the basis of satisfactory evidence to be 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 of Notary Public



OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Documents:

Special Warranty Deed

Document Dated:

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer

Signer's Name:

- ☐ Individual
☐ Corporate Officer - Title(s):
☐ Partner - ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Signer is Representing: