

20110510000140610 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
05/10/2011 03:22:41 PM FILED/CERT

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
ALQ-110100005S

Send Property Tax Notice to:

3413 Crossings Glen
Birmingham AL
35242

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Twenty Eight Thousand ~~Three~~ Hundred and 00/100 Dollars (~~\$228,300.00~~) cash in hand paid to nine OWB REO, LLC 228,900.00

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Elijah L. White and Beverly H. White, as Joints Tenants With Rights of Survivorship (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Jefferson County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein

Source of Title: 20090708000261400

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

233,203.00 of the consideration was paid from the proceeds of a first mortgage and for a second mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, OWB REO, LLC, has caused these present to be executed in its name and on its behalf as aforesaid, on this 8 day of March, 2011.

OWB REO, LLC
BY: [Signature]
President **Louise Chavez AVP/REO**
ATTEST:
Secretary

State of TEXAS
County of TRAVIS

I, Karla Aguilar, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Louise Chavez whose name as President of OWB REO, LLC, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 8 day of March, 2011.



Notary Public
My Commission Expires: _____
[Seal]

Servicer Loan #:

Exhibit A

Lot 133, according to the Survey of Phase Three, Caldwell Crossings, 2nd Sector, as recorded in Map Book 31, Page 32, in the Probate Office of Shelby County, Alabama.

Property Address: 3413 Crossings Glen, Birmingham, AL 35242
Parcel ID Number: 58-10-02-03-0-005-060.000


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