

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

Send Tax Notice to:
Thomas D. Petersen, as Trustee of
Petersen Education Trust, Donald
Petersen and Paige Petersen

4673 Sandpiper Lane
Birmingham, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred seventy-five thousand and 00/100 Dollars (\$175,000.00) to the undersigned, CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, 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 Thomas D. Petersen, as Trustee of Petersen Education Trust, Donald Petersen and Paige Petersen, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 68, according to the survey of Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 12, Pages 44, 45, 46 and 47, 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. Easements, building lines and restrictions as shown on recorded map.
4. 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.
5. Restrictions appearing of record in Real 340, page 499.
6. Right of way granted to South Central Bell Telephone Company recorded in Real 172, Page 642.

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 1 day of June, 2011.

CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc.

By: [Signature]

Its Justin Jung V.P.

STATE OF Texas

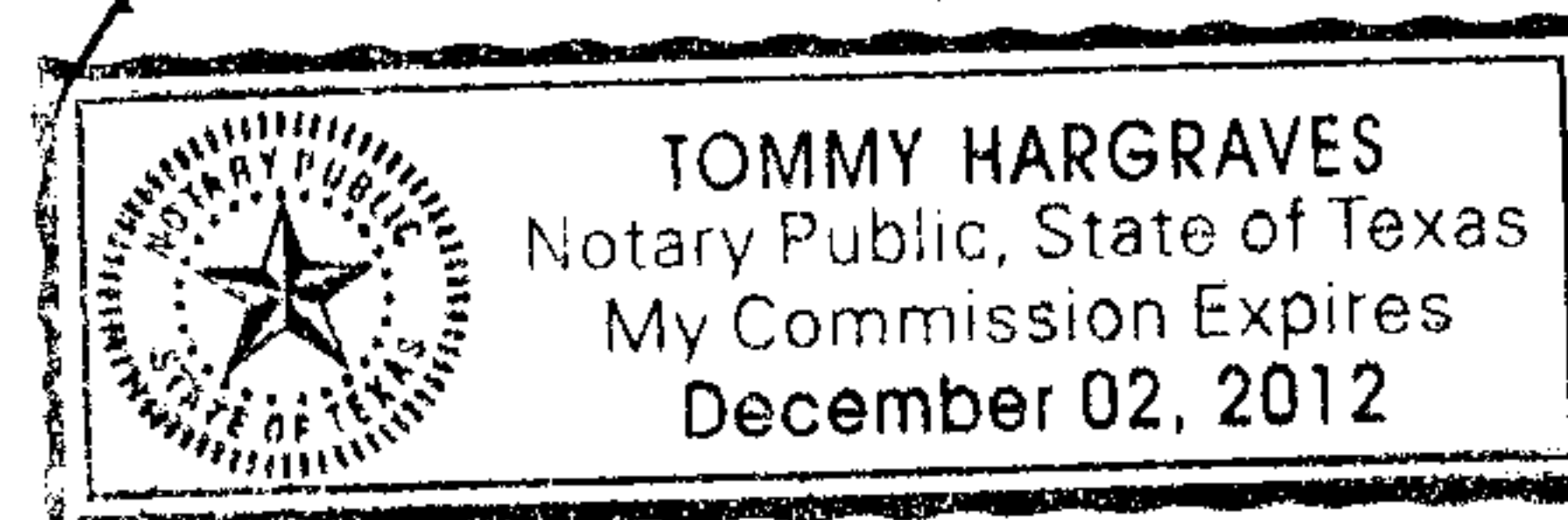
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Justin Jung, whose name as V.P. of CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, 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 1 day of June, 2011.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2010-003084



20110726000216180 2/2 \$191.00
Shelby Cnty Judge of Probate, AL
07/26/2011 10:27:35 AM FILED/CERT

Shelby County, AL 07/26/2011
State of Alabama
Deed Tax: \$175.00