

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

Send Tax Notice to:  
PEAK Development, Inc.

442 Cahaba Landings Rd  
Birmingham AL 35210

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-one thousand five hundred and 00/100 Dollars (\$41,500.00) to the undersigned, CitiMortgage, 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 PEAK Development, Inc., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

The following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 9, Township 20 South, Range 1 East, thence run South along said section line a distance of 525.17 feet to the point of beginning; thence turn an angle of 88 degrees 16 minutes 28 seconds left and run a distance of 392.00 feet; thence turn an angle of 88 degrees 16 minutes 28 seconds right and run a distance of 420.00 feet; thence turn an angle of 91 degrees 43 minutes 32 seconds right and run a distance of 273.26 feet, more or less to the East right of way of Highway 55; thence turn an angle of 73 degrees 32 minutes 12 seconds right and run a distance of 235.03 feet along the chord of a curve to the left; thence turn an angle of 1 degree 57 minutes 56 seconds left from said chord and run a distance of 204.93 feet to the point of beginning, property is subject to any and all agreements, easements, restrictions, and/or limitations of probated record and/or applicable law.

Also a 20 foot easement for the purpose of ingress, egress and utilities described as follows: commence at the Northwest corner of Section 9, Township 20 South, Range 1 East, thence run South along said section line a distance of 525.17 feet; thence turn an angle of 88 degrees 16 minutes 28 seconds left and run a distance of 392.00 feet; thence turn an angle of 88 degrees 16 minutes 28 seconds right and run a distance of 400.00 feet to the point of beginning.

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. Less and except any part of subject property lying within a right of way.
4. Rights of others, if any, in and to the use of the easement, as referred to or described in Inst. No. 2000-07168.
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 Inst. No. 20110527000158360, in the Probate Office of Shelby County, Alabama.

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.



20110815000239270 1/2 \$56.50  
Shelby Cnty Judge of Probate, AL  
08/15/2011 10:11:04 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27 day of July, 2011.

**Authorized Signer of National  
Default REO Services, a Delaware  
Limited Liability Company dba  
First American Asset Closing  
Services ("FAACS"), as Attorney  
in fact and/or agent**

CitiMortgage, Inc.

By: \_\_\_\_\_

Its \_\_\_\_\_

Charlotte Elliott, V.P.

STATE OF Oxas

COUNTY OF Wallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Elliott, whose name as V.P. of CitiMortgage, 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.

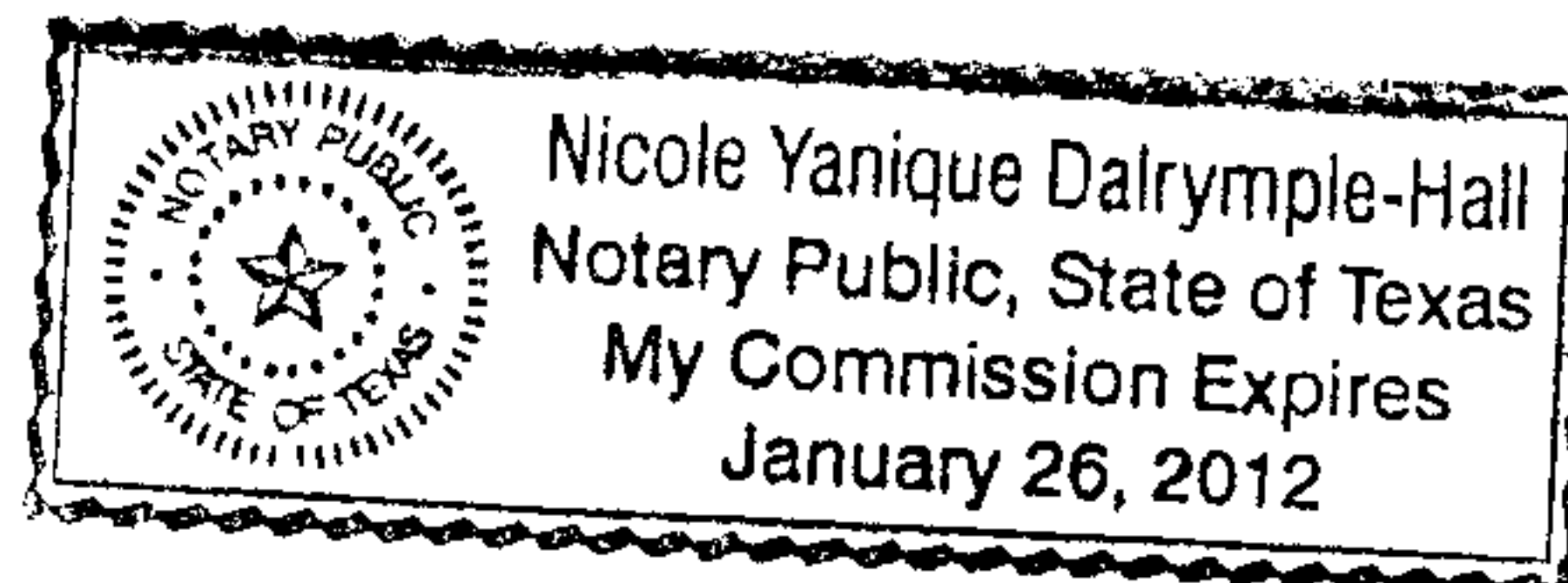
Given under my hand and official seal, this the 27 day of July, 2011.

NOTARY PUBLIC

My Commission expires: \_\_\_\_\_

AFFIX SEAL

2011-002258



**Authorized Signer of National  
Default REO Services, a Delaware  
Limited Liability Company dba  
First American Asset Closing  
Services ("FAACS"), as Attorney  
in fact and/or agent**



20110815000239270 2/2 \$56.50  
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Shelby County, AL 08/15/2011  
State of Alabama  
Deed Tax: \$41.50