

Record 2nd

20110826000252410 1/2 \$145.00
Shelby Cnty Judge of Probate, AL
08/26/2011 12:20:00 PM FILED/CERT

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
BRR-110700168S

Send Property Tax Notice to:

278 Forest Parkway
Alabaster AL
35007

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00) cash in hand paid to

Denvir Sizemore, A Married Man

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

Laura Sizemore

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Situated in Shelby County, Alabama:

Lot 11, according to the survey of Park Forest, Sector 7, Phase 1, as recorded in Map Book 19, Page 33, in the Probate Office of Shelby County, Alabama.

Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants, terms, conditions and building set back lines of record.

Address: 278 Forest Pkwy.; Alabaster, AL 35007 Tax Map or Parcel ID No.: 23-8-27-0-000-002.031

Source of Title: Instrument #201102110000493380

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

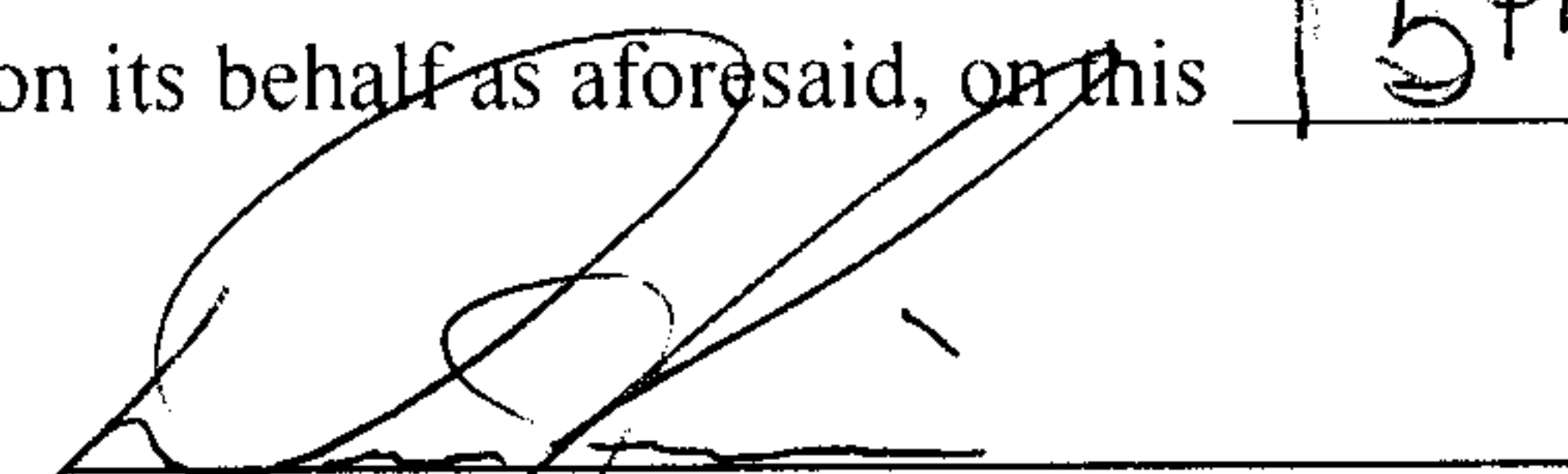
TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

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.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #201102110000493380.

_____ of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

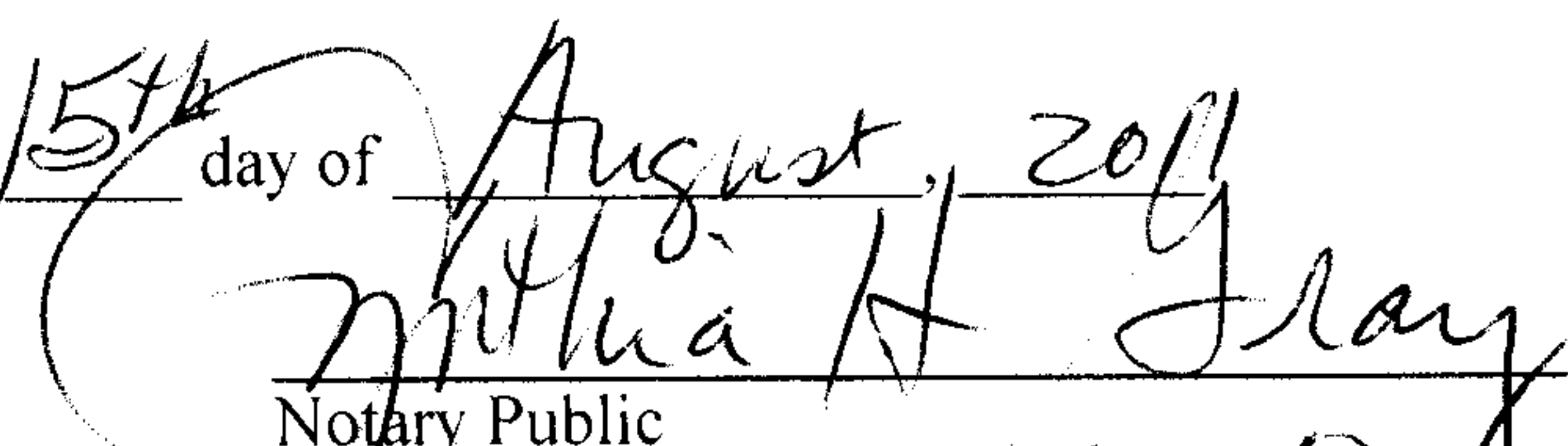
IN WITNESS WHEREOF, Denvir Sizemore
, has caused these present to be executed in its name and on its behalf as aforesaid, on this 15th day of August, 2011.


Denvir Sizemore

State of Alabama
County of Jefferson


I, Cynthia H Gray, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that DENVIR SIZEMORE whose name as Individual of Denvir Sizemore

, 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 15th day of August, 2011

Notary Public
My Commission Expires: 10-22-2013
[Seal]

Reference:
278 Forest Pkwy
Alabaster, AL, 35007
Servicer Loan #: 1009759679

CYNTHIA H. GRAY
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 22, 2013


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