

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

Send Tax Notice to:
Randy Lee Reed

2059 Rossburg Place
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-nine thousand nine hundred and 00/100 Dollars (\$79,900.00) to the undersigned, Residential Funding Company, LLC, 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 Randy Lee Reed, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 139, according to the Survey of Rossburg Townhomes, as recorded in Map Book 36, Page 18, in the Probate Office of Shelby County, Alabama, being situated in 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. Easement/right-of-way to South Central Bell as recorded in Deed Book 294, Page 581.
4. Restrictive covenant as recorded in Document # 20050-29000508800.
5. Variance of Set-Back line recorded in Document #200609180000462130.
6. Restrictions as shown on recorded plat.
7. 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, in the Probate Office of Shelby County, Alabama.

20110927000285780

\$ 81,530.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.





20111108000335680 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
11/08/2011 10:34:43 AM FILED/CERT

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

Residential Funding Company, LLC

By: 

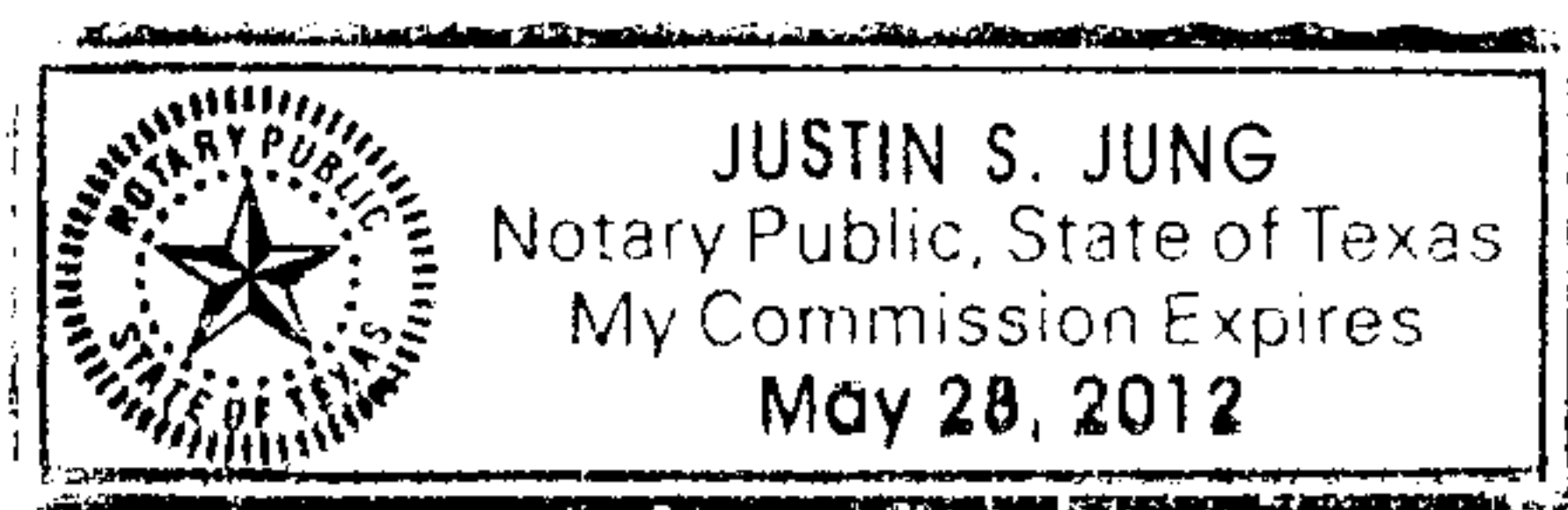
Its **Jamey Davis**

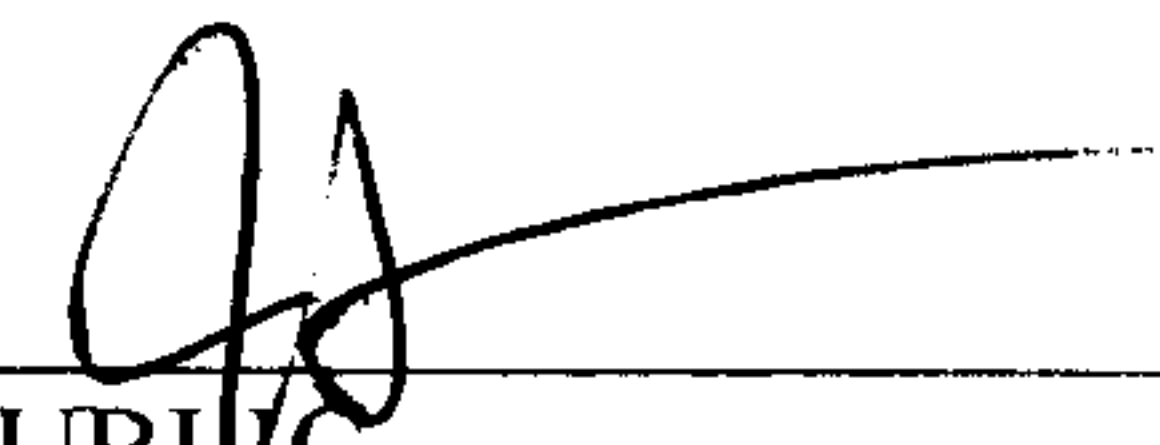
STATE OF Tx

COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Jamey Davis, whose name as **PMAJO** of
Residential Funding Company, LLC, 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 5 day of October, 2011.




NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-002908