

THIS INSTRUMENT PREPARED BY:  
R. Timothy Estes, Esq.  
Estes, Sanders & Williams, LLC  
4501 Pine Tree Circle  
Birmingham, Alabama 35243

SEND TAX NOTICE TO:  
Clifford J. Dubose, Jr.  
April R. Wynn  
233 Doyle Drive  
Montevallo, AL 35115

### CORPORATION WARRANTY DEED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That for and in consideration of **One Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$149,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR,

**Springleaf Financial Services of Alabama, Inc. f/k/a American General Financial Services, Inc.** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES,

Clifford J. Dubose, Jr. And April R. Wynn (hereinafter referred to as GRANTEES), their heirs and assigns the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

**Lot 15, according to the Survey of First and Second of Residential Subdivision Sunnydale Estates, as recorded in Map Book 7, Page 75, in the Probate Office of Shelby County, Alabama.**

**\$160,518.00** of the consideration was paid from a mortgage loan executed simultaneously herewith.

Mineral and mining rights excepted. Subject to current taxes, covenants, conditions easements and restrictions of record.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said GRANTOR by its <sup>Asst</sup> Vice President who is authorized to execute this conveyance, hereto set his/her signature and seal this the 7 day of October, 2011.

Springleaf Financial Services of Alabama, Inc.  
f/k/a American General Financial Services, Inc.

By: Jill A Brooks  
Its: Vice President  
<sup>Asst</sup>

STATE OF Indiana )

COUNTY OF Vanderburgh

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jill A Brooks whose name as <sup>Asst</sup> Vice President of **Springleaf Financial Services of Alabama, Inc. f/k/a American General Financial Services, Inc.**, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of October, 2011.



LAURA L. SCHWEIZER  
Resident of Vanderburgh County, IN  
Commission #623883  
Commission Expires: January 27, 2019

Notary Public

My Commission Expires: 1-27-19



20111118000348890 1/1 \$13.00  
Shelby Cnty Judge of Probate, AL  
11/18/2011 08:21:24 AM FILED/CERT

11-07-11