

20111128000358500 1/3 \$180.00  
Shelby Cnty Judge of Probate, AL  
11/28/2011 02:58:01 PM FILED/CERT

<b>SPECIAL WARRANTY DEED</b>		
<b>THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$162,000.00</b>		
<b>SOURCE OF TITLE:</b> 20110328000096900 BOOK: _____ PAGE: _____		<b>THIS INSTRUMENT WAS PREPARED BY</b> RMS Residential Properties, LLC 7100 E. Pleasant Valley Road Suite 100 Independence, OH 44131 216-520-0050
115918AL		
ADDRESS NEW OWNER(S) AS FOLLOWS: Brian Jason Sharp	SEND TAX BILLS TO: BRIAN Jason Sharp	MAP-PARCEL NUMBERS 038340015027000
(NAME) 196 Belvedere Drive	(NAME) 196 Belvedere Drive	
(ADDRESS)	(ADDRESS) Birmingham, AL 35242	
Birmingham AL 35242 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by the grantor, **RMS Residential Properties, LLC**, said grantor does hereby grant, bargain, sell, and convey unto **Brian Jason Sharp**, and his heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Shelby** county, state of Alabama, described as follows to-wit.

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Mineral reservations of record, if any.

unimproved	<input type="checkbox"/>				
This is improved	<input checked="" type="checkbox"/>	property, known as	196 Belvedere Drive	Birmingham	35242
			(House Number, (Street)	(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Brian Jason Sharp**, and his assigns, forever.

Said **RMS Residential Properties, LLC**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **RMS Residential Properties, LLC**, has executed this deed this 7<sup>th</sup>  
day of October, 2011.

**RMS Residential Properties, LLC**

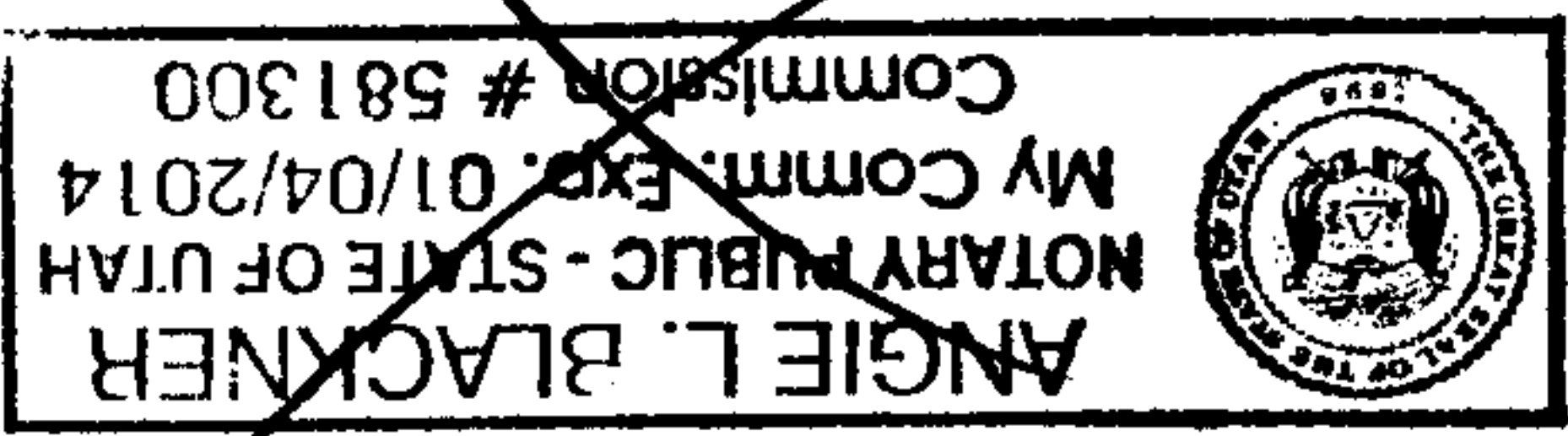
Brighton Real Estate Services, LLC  
as Attorney in Fact

\* By: [Signature]  
Name: \_\_\_\_\_  
Title: \* Amanda Brooke Backus

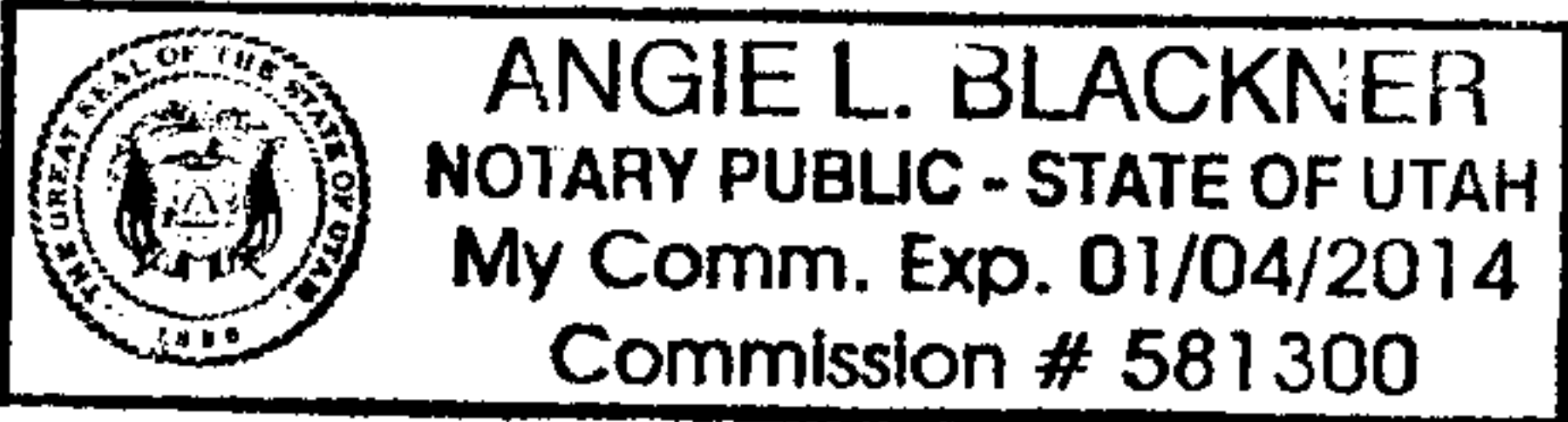
STATE OF Utah  
COUNTY OF Salt Lake

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Amanda Brooke Backus, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VP \* of said **RMS Residential Properties, LLC**, the within named bargainer, and that he/she being authorized so to do, executed the foregoing instrument for the purposed therein.  
Witness my hand and Notarial Seal this 7<sup>th</sup> day of October, 2011.

[Signature]  
Notary Public  
My Commission expires: 1/4/2014



**RETURN TO:**




Resource Title Gulf States-Alabama, LLC  
7100 E Pleasant Valley Rd #100  
Independence, OH 44131

\* of Brighton Real Estate  
Services, LLC as Attorney  
in Fact

115918AL  
**Property: 196 Belvedere Drive,  
Birmingham, AL 35242**

**EXHIBIT "A"**

  
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**Situated in Shelby County, Alabama, to-wit:**

**Lot 27, according to the Survey of Villas Belvedere, as recorded in Map Book 29, Page 27, in the Probate Office of Shelby County, Alabama.**

**Being the same property conveyed to RMS Residential Properties, LLC, by Foreclosure Deed, from Aaron Nelson, Auctioneer and Attorney-in-Fact, dated March 15, 2011, recorded March 28, 2011, in Instrument No., 20110328000096900, said Probate Court, Shelby County, Alabama.**