


20111212000374810 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
12/12/2011 02:40:39 PM FILED/CERT

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

Send Tax Notice to:
Sharon Hardwick

114 FARMINGDALE DRIVE
HARPERSVILLE, AL 35078

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-two thousand and 00/100 Dollars (\$122,000.00) to the undersigned, CitiFinancial, Inc., a corporation, by Olympus Asset Management, Inc., as Attorney in Fact, (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 Sharon Hardwick, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the map and survey of Farmingdale Estates, Sector One, as recorded in Map Book 34, Page 48 in the Office of the Judge of Probate of 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 Alabama Power Company as recorded in Inst. No. 20080709000276970.
4. Restrictions recorded in Inst. No. 20041124000645860.
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. 20110609000170010, in the Probate Office of Shelby County, Alabama.

\$ 122,000.00 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.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
12th day of October, 2011.

CitiFinancial, Inc.
By Olympus Asset Management, Inc., as Attorney in Fact

By: Carrie Wallace
Carrie Wallace
Its Vice President

STATE OF Maine

COUNTY OF Cumberland

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Carrie Wallace, whose name as VP of Olympus
Asset Management, Inc., as Attorney in Fact for CitiFinancial, 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, acting in its capacity as
Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 12th day of October, 2011.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-002323

JESSICA HAM
Notary Public, Maine
My Commission Expires
April 10, 2015