

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

Send Tax Notice to:  
Yahia B. Vatany

*178 Hayesbury Lane  
Pelham, AL 35124*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-two thousand one hundred fifty and 00/100 Dollars (\$92,150.00) to the undersigned Grantor, Household Finance Corporation of Alabama, 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 Yahia B. Vatany, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Survey of Final Plat of Hayesbury, Phase 3, as recorded in Map Book 30, Page 138, in the Probate Office 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 or Right of Way to Alabama Power Company recorded in Book 101, Page 550 and Book 245, Page 116.
4. Mineral and mining rights excepted in Book 275, Page 590.
5. Easement granted to City of Pelham in Book 111, Page 687.
6. Easement as shown in Instrument in Book 237, Page 332.
7. Less and except any part of subject property within a road right of way.
8. Articles of Incorporation as set forth in Book 2001, Page 27838.

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.



20120117000018030 1/3 \$110.50  
Shelby Cnty Judge of Probate, AL  
01/17/2012 09:23:18 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
4 day of January, 2012.

Household Finance Corporation of Alabama

by, *Rose Marie Garcia*

Its Rose Marie Garcia *VP*



20120117000018030 2/3 \$110.50  
Shelby Cnty Judge of Probate, AL  
01/17/2012 09:23:18 AM FILED/CERT

State of California

County of Los Angeles

On January 4, 2012 before me, Rica Strickland, Notary  
(insert name and title of the officer)

personally appeared PS Rosemarie Garcia

who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Rica Strickland (Seal)



2010-005374

20120117000018030 3/3 \$110.50  
Shelby Cnty Judge of Probate, AL  
01/17/2012 09:23:18 AM FILED/CERT

Shelby County, AL 01/17/2012  
State of Alabama  
Deed Tax: \$92.50