

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

Send Tax Notice to:
E Group Support Services, Inc.

4205 HARPER'S FERRY Road
Birmingham AL 35213

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred sixteen thousand nine hundred and 00/100 Dollars (\$116,900.00) to the undersigned, MorEquity, Inc., a corporation, by Nationstar Mortgage LLC, 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 E Group Support Services, Inc., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 50, according to the Map and Survey of Sunny Meadows, Third Sector, as recorded in Map Book 9, Page 91 A & B, 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. Easements, restrictions and setback lines as shown on recorded plat.
4. 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 Number 20111006000298000, in the Probate Office of Shelby County, Alabama.

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.



20120220000060300 1/2 \$132.00
Shelby Cnty Judge of Probate, AL
02/20/2012 09:57:32 AM FILED/CERT

2011-004161 *SWD*

Shelby County, AL 02/20/2012
State of Alabama
Deed Tax: \$117.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 7 day of February, 2012.

MorEquity, Inc.

By Nationstar Mortgage, ^{LLC} as Attorney in Fact

By: Alisha Giambalvo

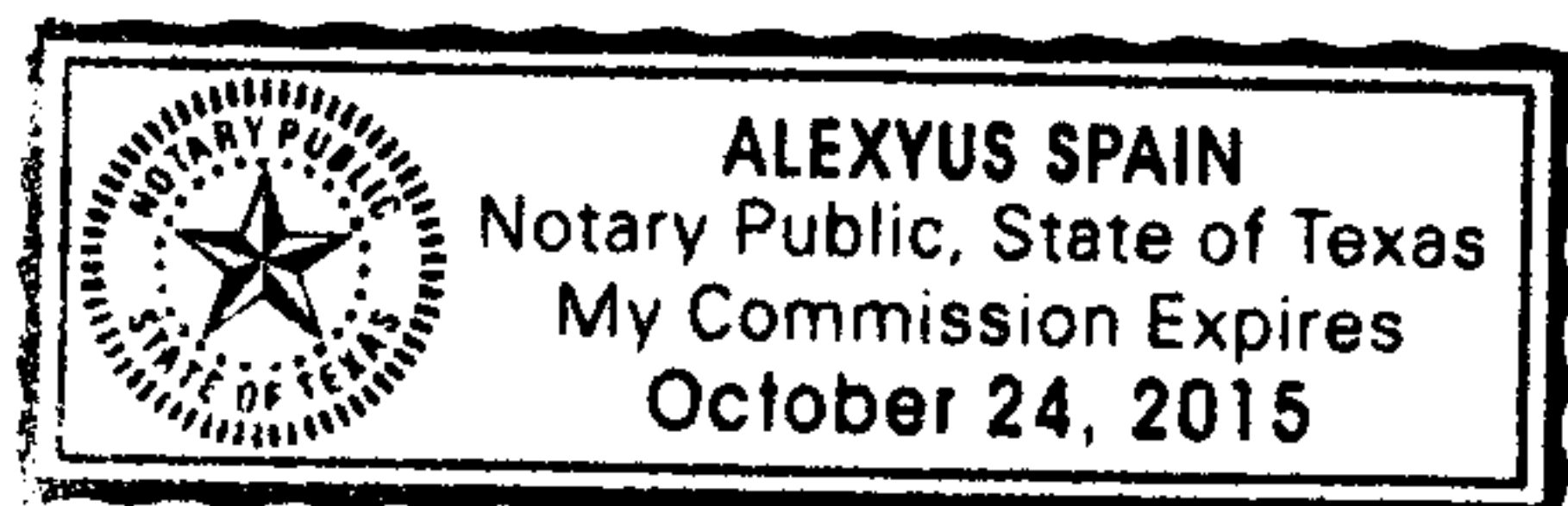
Its Asst. Secretary

STATE OF Texas

COUNTY OF Denton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alisha Giambalvo, whose name as Asst. Secretary of Nationstar Mortgage, as Attorney in Fact for MorEquity, 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 7 day of February, 2012.



Alexyus Spain
NOTARY PUBLIC
My Commission expires: Oct. 24, 2015
AFFIX SEAL

2011-004161



20120220000060300 2/2 \$132.00
Shelby Cnty Judge of Probate, AL
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