

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

Send Tax Notice to:

Albert E. Bonds

Valerie Bonds

3217 Brook Highland Truce
Birmingham AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred forty thousand and 00/100 Dollars (\$240,000.00) to the undersigned, PNC Bank, National Association, a corporation, by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Albert E. Bonds, and Valerie Bonds, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to the survey of Brook Highland, 1st sector, as recorded in Map Book 12, Page 62, A&B, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Water Works and Sewer Board as recorded in Real Book 194, Page 20; Real Book 194, Page 40; Real Book 194, Page 43, and Real Book 194, Page 1.
4. Easement/right-of-way to Alabama Power Company as recorded in Real Book 207, Page 380; Real Book 255, Page 763; Deed Book 109, Page 500, and Real Book 134, Page 232.
5. Easement/right-of-way to Eddleman Properties as recorded in Real Book 262, Page 228.
6. Mineral and mining rights as recorded in Deed Book 32, Page 42 and Deed Book 121, Page 295
7. 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. 20110823000249150, in the Probate Office of Shelby County, Alabama.

\$ 110,000 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 Grantees, their heirs and assigns, forever.

2011-003491 *SWD*

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 6 day of February, 2012.



PNC Bank, National Association
By Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact

By:

Debra Reilly 2/6/12
Its DEBRA REILLY, DOC. CONTROL OFFICER

STATE OF Utah

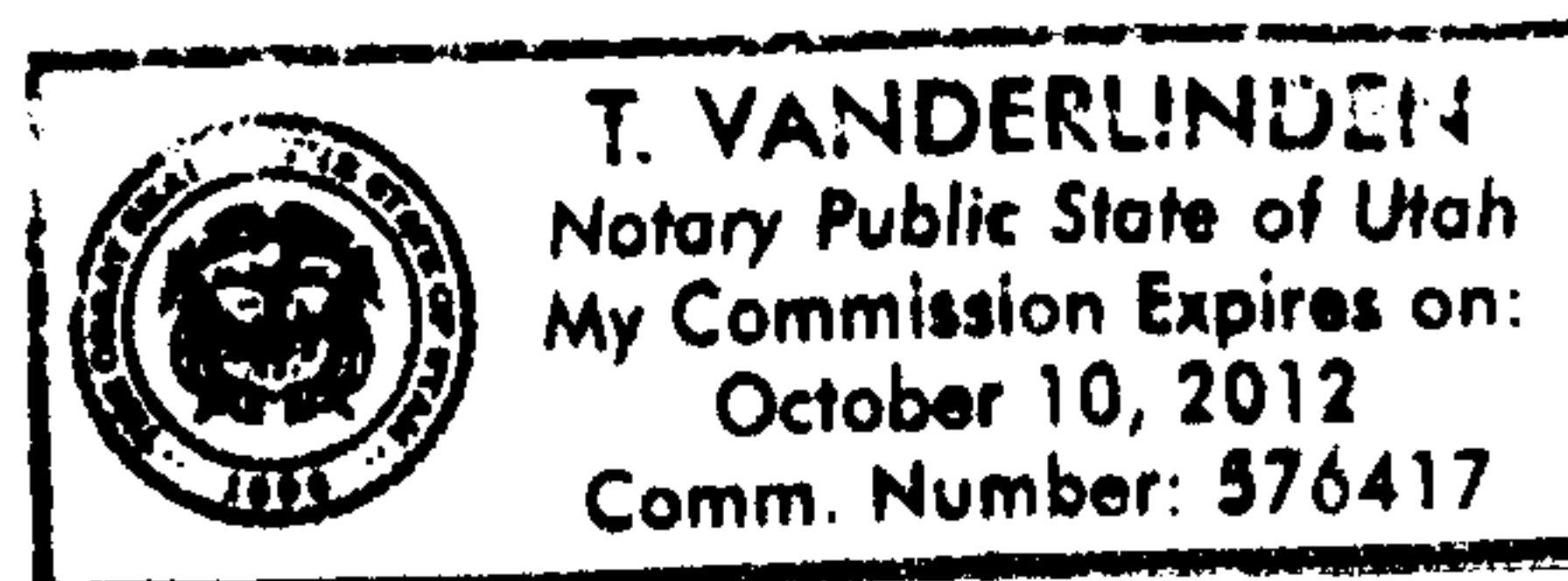
COUNTY OF Salt Lake

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ~~DEBRA REILLY, DOC. CONTROL OFFICER~~ whose name as _____ of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact for PNC Bank, National Association, 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 6 day of February, 2012.

T. Vanderlinden
NOTARY PUBLIC
My Commission expires: 10/10/2012
AFFIX SEAL

2011-003491



20120306000078860 2/2 \$145.00
Shelby Cnty Judge of Probate, AL
03/06/2012 09:58:43 AM FILED/CERT

Shelby County, AL 03/06/2012
State of Alabama
Deed Tax: \$130.00