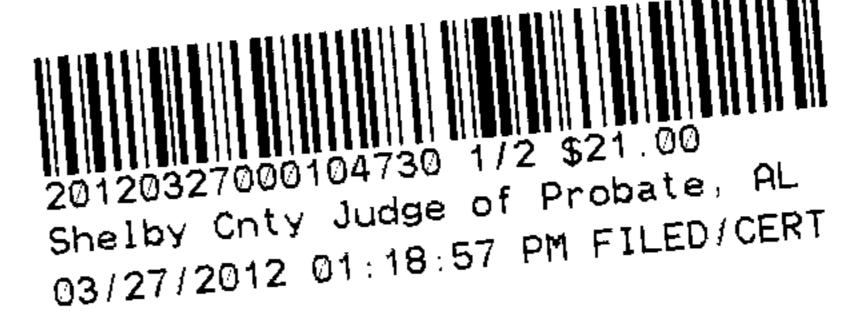
SPECIAL WARRANTY DEED

STATE OF ALABAMA COUNTY OF SHELBY



THIS INDENTURE made this 57H day of MARCH, 2012.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Twenty-Three Thousand Dollars and No Cents (\$223,000) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

RBS Citizens, N.A. successor in interest to CCO Mortgage Corp., fka Charter One Mortgage Corp.

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

Kenneth Loyd Stoker, Jr.

(herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 109, according to the Amended Map of Riverwoods, First Sector, as recorded in Map Book 29, Page 120, in the Probate Office of Shelby County, Alabama.

Property Address: 204 Creekwood Court, Helena, AL 35080

TO HAVE AND TO HOLD unto the said Grantees, its successors and assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, If any, of all parties lawfully entitles thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS, WHERE IS, AND WITH ALL FAULTS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

\$217,346.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, the said Grantor, by Michael J. Emeller is authorized to execute this conveyance, has hereto set its signature and seal, on this the day of $\gamma \gamma_{\alpha} / \gamma_{\alpha} / \gamma_{\alpha}$, 2012 on behalf of RBS Citizens, N.A. successor in interest to CCO Mortgage Corp., fka Charter One Mortgage Corp. RBS Citizens, N.A. successor in interest to CCO Mortgage Corp., fka Charter One Mortgage Corp. Name: Michael J. Emerlins Title: Yice President STATE OF Khale Island COUNTY OF Coy Clence I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael I Zmerling of RBS Citizens, N.A. successor in interest to CCO Mortgage Corp., fka Charter One Mortgage Corp. 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 said conveyance, they (he/she), as such officers and with full authority, executed the same voluntarily for and as the act of said association, acting in its capacity as aforesaid. Given under my hand and official seal this 5 day of March, 2012. Michelle Chlacken wi Notary Public My commission expires: 1218 11-001447 Send Tax Notice To THIS INSTRUMENT PREPARED BY: Kenneth Loyd Stoker, Jr. SHAPIRO & INGLE, L.L.C.

DAVID M. SIGLER 10130 PERIMETER PARKWAY, SUITE 400 CHARLOTTE, NC 28216

204 Creekwood Court <u>Helena, AL 35080</u>

Shelby County, AL 03/27/2012 State of Alabama Deed Tax: \$6.00

20120327000104730 2/2 \$21.00

Shelby Cnty Judge of Probate, AL

03/27/2012 01:18:57 PM FILED/CERT