

**COUNTY OF SHELBY**

20120419000134380 1/2 \$42.00  
Shelby Cnty Judge of Probate, AL  
04/19/2012 11:51:06 AM FILED/CERT

## SPECIAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENT:** That the undersigned, **LPP MORTGAGE LTD**, for and in consideration of the sum of **TEN (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to it by **JAMES E. MOSIER AND PATRICIA A. MOSIER** the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **JAMES E. MOSIER AND PATRICIA A. MOSIER FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION** the following described real estate, lying and being in the County of **SHELBY**, State of **Alabama**, to-wit:

Commence at the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama, said point being the Point of Commencement; thence run South 88 degrees 35 minutes 30 seconds West along the North line of said Quarter-Quarter for a distance of 110.79 feet to a point; thence run South 01 degree 06 minutes 47 seconds East for a distance of 498.30 feet to an iron rod located on the South right-of-way margin of Morior Road, said point being the Point of Beginning; thence continue South 01 degrees 06 minutes 47 seconds East for a distance of 833.81 feet to an iron rod located on the South line of said Quarter-Quarter; thence run South 88 degrees 27 minutes 14 seconds West along said line for a distance of 110.46 feet to an iron rod; thence run North 01 degrees 06 minutes 54 seconds West for a distance of 712.30 feet to an iron rod located on said right-of-way; thence run North 40 degrees 58 minutes 10 seconds East along said right-of-way for a distance of 164.84 feet to the Point of Beginning. Said parcel lying in the Southwest Quarter of the Southeast Quarter of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama.

## And Also

**1999 Palm Harbor Mobile Home S/N PH14-10502A, PH14-10502B**

**SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT # 20101018000346150 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**TO HAVE AND TO HOLD THE** above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **JAMES E. MOSIER AND PATRICIA A. MOSIER FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION.** Said property being subject, however to ad valorem taxes due October 1, 2011; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of SHELBY County, Alabama.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

IN WITNESS WHEREOF, LPP MORTGAGE LTD, has caused this instrument to be executed by its undersigned officer/authorized individual on this the 4th day of April, 2012.

**LPP MORTGAGE LTD**

BY: Kent Twitchell (SEA)

Shelby County, AL 04/19/2012  
State of Alabama  
Deed Tax:\$27.00

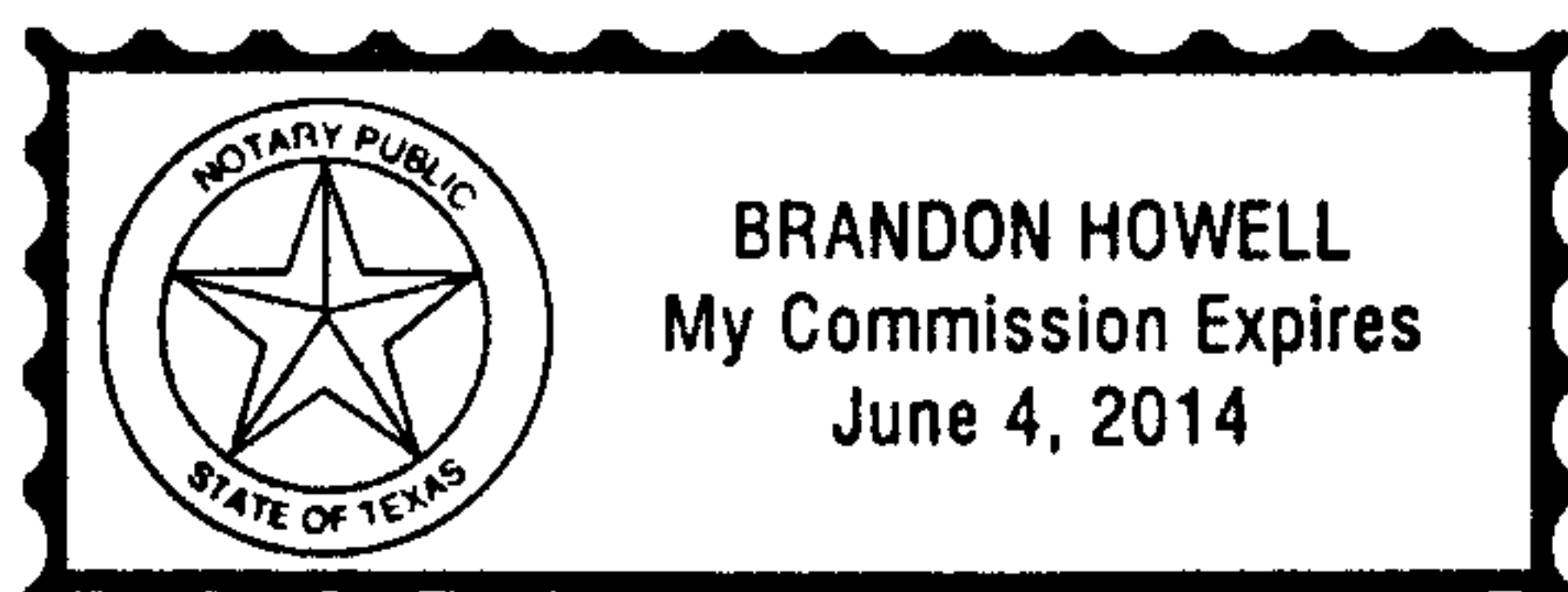


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STATE OF Texas )  
COUNTY OF Collin )

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **LPP MORTGAGE LTD** by Kent Twitchell, is signed to the foregoing conveyance as Attorney-in-Fact and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he as such authorized individual and with full authority, executed the same voluntarily for and as the act of said limited partnership.

Given under my hand and seal this the 4th day of April, 2012.



Brandon Howell (SEAL)  
Notary Public: Brandon Howell  
My Commission Expires: 6/4/14

POA recorded in Mobile County in Book 6825, Page 629

This instrument was prepared by:  
**JAMES G. HARRISON**  
Harrison, Gammons & Rawlinson PC  
2430 L&N Drive, Huntsville, AL 35801  
RE: 1065 Highway 277, Helena, AL 35080