

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

Send Tax Notice to:
Thomas Richard Head

3579 Burntleaf Lane
Birmingham, AL 35226

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty thousand five hundred and 00/100 Dollars (\$80,500.00) to the undersigned, Residential Funding Company, LLC fka Residential Funding Corporation, 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 Thomas Richard Head, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the survey of Ivy Brook, Phase One, as recorded in Map Book 18, Page 21, 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. 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 Inst. No. 20111102000328940, 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.



20120426000143740 1/2 \$95.50
Shelby Cnty Judge of Probate, AL
04/26/2012 11:36:30 AM FILED/CERT

2011-004798 *SWD*

Shelby County, AL 04/26/2012
State of Alabama
Deed Tax: \$80.50



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 28 day of March, 2012.

Residential Funding Company, LLC fka Residential
Funding Corporation

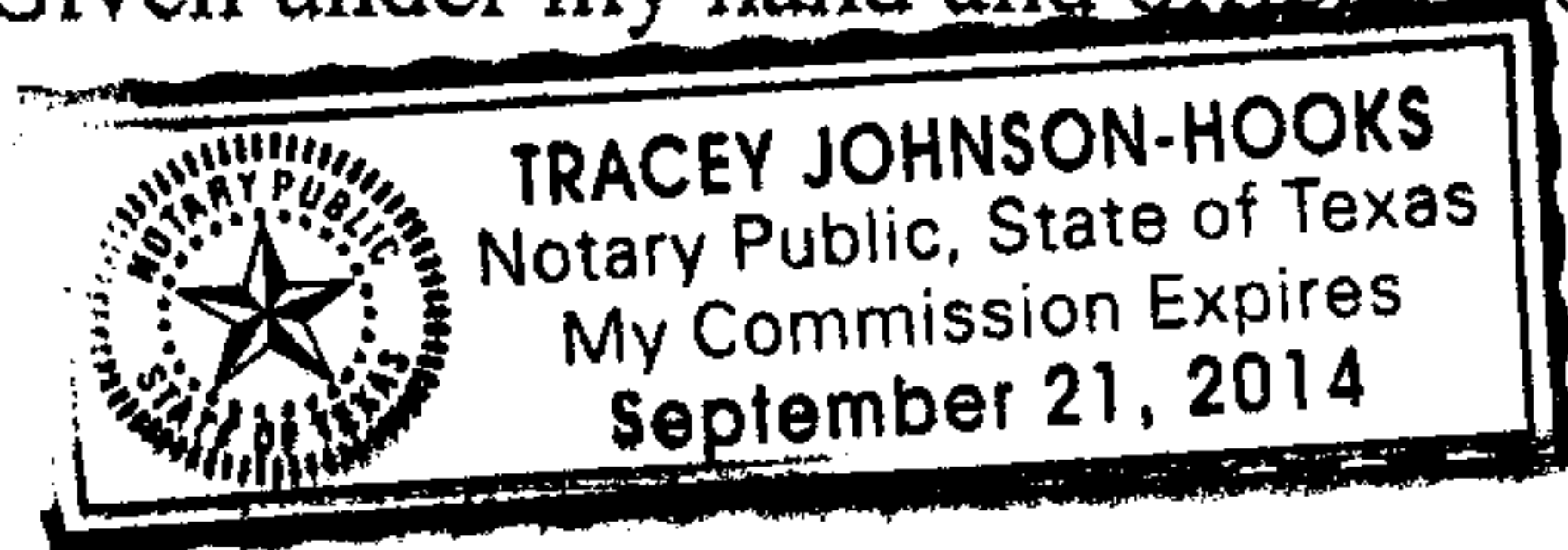
By: 
Tyler Gosselin
Its AUTHORIZED OFFICER


STATE OF TEXAS

COUNTY OF DALLAS


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that , whose name as  of Residential Funding Company, LLC fka Residential Funding Corporation, 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.

Given under my hand and official seal, this the 28 day of March, 2012.




NOTARY PUBLIC
My Commission expires: 9-21-14
AFFIX SEAL

2011-004798


20120426000143740 2/2 \$95.50
Shelby Cnty Judge of Probate, AL
04/26/2012 11:36:30 AM FILED/CERT