

STATUTORY WARRANTY DEED

20120503000153360 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
05/03/2012 09:59:29 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

By Statute \$142,500.00

KNOW ALL MEN BY THESE PRESENT: That the undersigned, **METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.**, 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 **KEILA REGINA LIMBAUGH**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **KEILA REGINA LIMBAUGH**, the following described real estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Commence at the SE corner of the SE ¼ of the NW ¼ of Section 2, Township 20, Range 2 East, and proceed North 88 degrees 34 minutes West along the South boundary of said quarter/quarter section for a distance of 500.7 feet; thence turn an angle of 90 degrees 16 minutes to the right and proceed North 1 degree 42 minutes East for a distance of 897.65 feet; thence proceed South 52 degrees 30 minutes East for a distance of 173.42 feet; thence proceed South 19 degrees 22 minutes West for a distance of 243.91 feet; thence proceed South 71 degrees 35 minutes East for a distance of 441.68 feet to a point that is in the East boundary of the said Southeast one-fourth of the NW one-fourth; thence proceed South 0 degrees 15 minutes West along the East boundary of said quarter/quarter section for a distance of 434.56 feet to the a point of beginning.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT # 20110712000202180 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 **KEILA REGINA LIMBAUGH** and unto his/her heirs and assigns forever. Said property being subject, however to ad valorem taxes due October 1, 2012; 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, METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A., has caused this instrument to be executed by its undersigned officer/authorized individual on this the 2 day of MARCH, 2012.

METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.

**BY: SINGLESOURCE PROPERTY SOLUTIONS, LLC
ITS ATTORNEY IN FACT**

BY: *Belene Williams* (SEAL)
ITS: *Sallynn Williams*

STATE OF Alabama
COUNTY OF Washington

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, Sally Williams, whose name as Closing Coordinator of SINGLESOURCE PROPERTY SOLUTIONS, LLC as ATTORNEY-IN-FACT FOR METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A., 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 in its capacity as Attorney-in-Fact for METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.

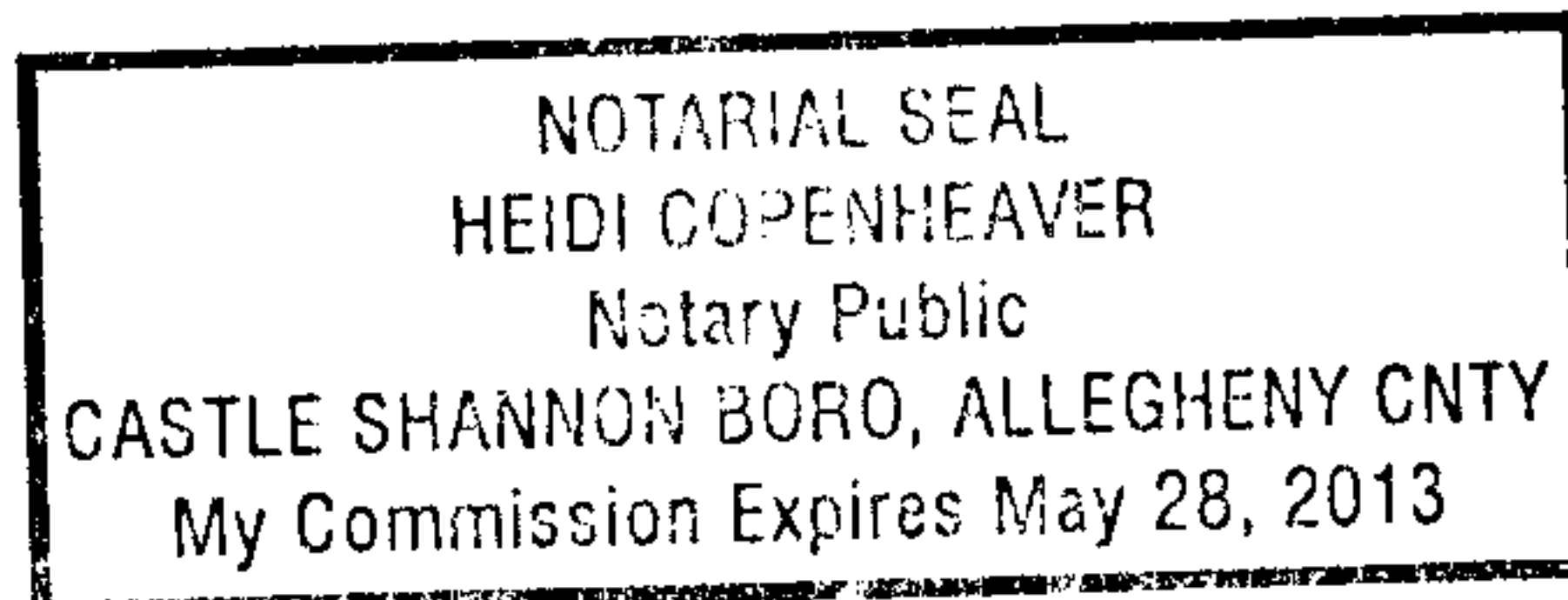
Given under my hand and seal this the 2 day of March, 2012.

Heidi Copenheaver (SEAL)


Notary Public:

My Commission Expires:

5/28/2013



This instrument was prepared by:
JAMES G. HARRISON
Harrison, Gammons & Rawlinson PC
2430 L&N Drive, Huntsville, AL 35801
RE: 142 Ranch Rd, Harpersville, AL


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