



20120504000155350 1/3 \$80.50
Shelby Cnty Judge of Probate, AL
05/04/2012 09:50:23 AM FILED/CERT

Send tax notice to:

Kelley Properties, LLC

2726 Chandler Pkce Drive
Pelham, AL 35124

File No. BHM1200165

Reli Settlement Solutions, LLC
3595 Grandview Parkway
Suite 600
Birmingham, Alabama 35243
BHM1200165

STATE OF ALABAMA

\$62,500.00

Value

COUNTY OF JEFFERSON

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, **Springleaf Financial Services of Alabama, Inc., f/k/a American General Financial Services of Alabama, Inc., a Delaware corporation, by and through its Assistant Vice President, JILL A. BROWN**, (hereinafter referred to as "Grantor") the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto **Kelley Properties, LLC** (hereinafter referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full therein for the complete legal description being conveyed by this instrument.

SUBJECT TO:

- 1.) AD VALOREM TAXES DUE OCTOBER 01, 2012 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS OF RECORD.

Whereas, the subject Property hereinabove described as acquired by Grantor by that certain Foreclosure Deed executed on 8/29/2011, and recorded in Instrument No. 20110829000254110 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the Grantee, her heirs, executors, administrators and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, Grantor, Springleaf Financial Services of Alabama, Inc., f/k/a American General Financial Services of Alabama, Inc., a Delaware

corporation, by Bill Brooks its Asst VP, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 7th day of April, 2012.

SPRINGLEAF FINANCIAL
SERVICES OF ALABAMA, INC.,
FORMERLY DBA AMERICAN
GENERAL FINANCIAL
SERVICES OF ALABAMA, INC.,
A DELAWARE CORPORATION

By: [Signature]
Its: Asst VP President

STATE OF Indiana
COUNTY OF Vanderburgh

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bill Brooks, whose name as its Asst VP Pres of Springleaf Financial Services of Alabama, Inc., f/k/a American General Financial Services of Alabama, Inc., a Delaware corporation, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he, in his/her capacity as such Asst VP and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 20 day of April.

[Signature]
Notary Public
Print Name: Laura L. Schweizer
Commission Expires: 1/27/19

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Parkway Suite 645
Birmingham, AL 35243
S. Kent Stewart



LAURA L. SCHWEIZER
Resident of Vanderburgh County, IN
Commission #623883
Commission Expires: January 27, 2019



EXHIBIT "A"

Commence at the Northeast corner of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama, thence run Southerly along the East line of said Section 17, 32.01' to a point on the South right of way line of Shelby County Highway Number 270, thence run Westerly along the said South line of said Highway 270, 228.27' to a point, thence 2 degrees 48 minutes left and continue along said South line of Highway, 457.99' to the point of beginning of the property being described, thence continue along last described course 38.73' to a point, thence 88 degrees 55 minutes left and run Southerly 400.0' to a point, thence 90 degrees 58 minutes 30 seconds right and run Westerly 599.63' to a point, thence 91 degrees 03 minutes left and run Southerly along the West line of the N.E. Quarter of the N.E. Quarter of said Section 17, 43.12' to a point on a railroad right of way in a curve to the right having a central angle of 17 degrees 20 minutes 02 seconds and a radius of 2,495.01; thence run Southerly along arc of said railroad curve 754.82' to the P.T. of said curve, thence continue along tangent of said curve 119.49' to a point, thence 63 degrees 46 minutes 30 seconds left and run Easterly 198.42' to the Southwest corner of Lot 12 of Country Estates Subdivision, thence 89 degrees 59 minutes 08 seconds left and run Northerly along West line of said Lot 12, 1,064.01' to the point of beginning.



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