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Republic Title, Texas, Inc.
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20120514000170700 1/5 \$59.00
Shelby Cnty Judge of Probate, AL
05/14/2012 03:18:38 PM FILED/CERT

Value 35,000.00

[space above reserved for recorder's use only]

THIS DOCUMENT
PREPARED BY:

Hunton & Williams LLP
1445 Ross Avenue, Suite 3700
Dallas, Texas 75202
Attn: Adam B. Fritcher

SEND TAX NOTICE TO:

Jerry R. Adams Sr.
5772 Chestnut Trace
Hoover, AL 35244

who makes no representation as to
status of title or to matters which
would be disclosed by a current
survey

SPECIAL WARRANTY DEED

STATE OF ALABAMA

§

COUNTY OF SHELBY

§

§

KNOW ALL MEN BY THESE PRESENTS:

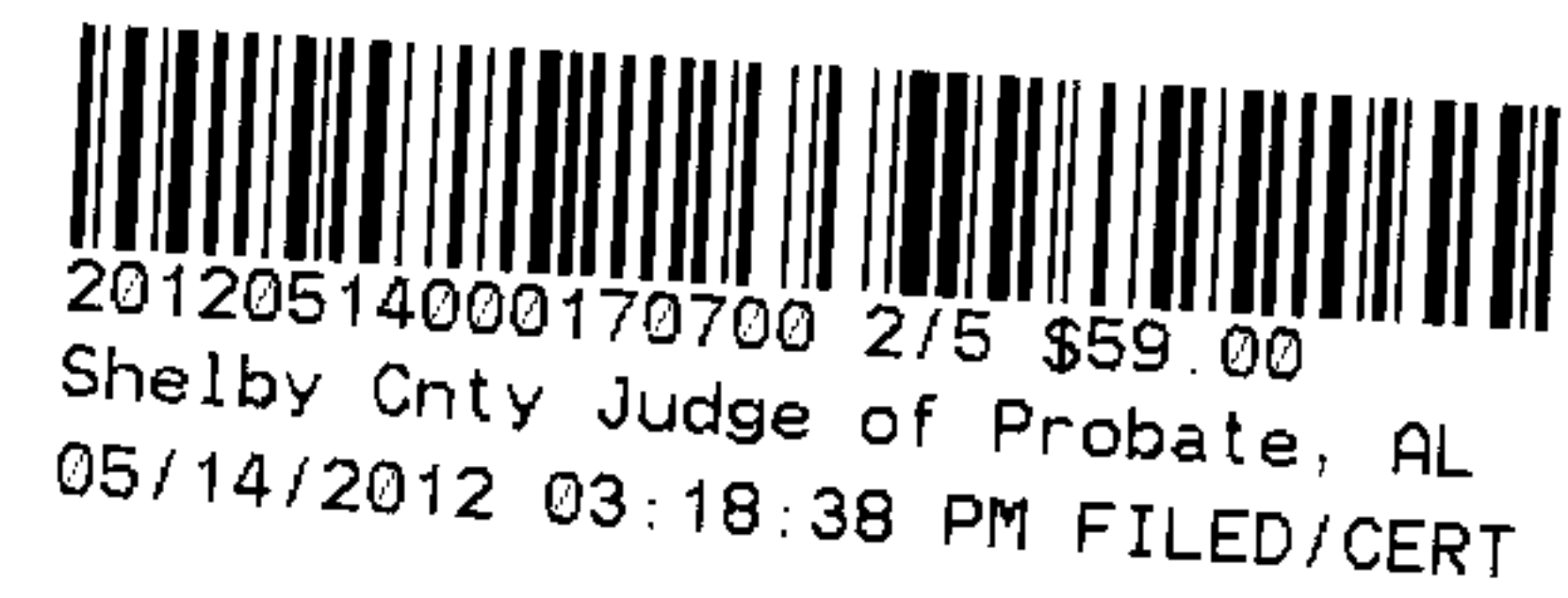
KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, the said **LPP MORTGAGE LTD.**, a Texas limited partnership, whose mailing address is: c/o CLMG Corp., 7195 Dallas Parkway, Plano, Texas 75024 ("**Grantor**"), DOES GRANT, BARGAIN, SELL AND CONVEY unto **JERRY R. ADAMS, SR.**, an individual ("**Grantee**"), having an address of 5772 Chestnut Trace, Hoover, Alabama 35244, the real property situated in the County of Shelby, State of Alabama, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, together with all of Grantor's right, title and interest, if any, in and to all easements benefiting such real property (collectively, the "**Property**").

This Special Warranty Deed is made and accepted expressly subject to any and all matters of record, and any easements, exceptions, restrictions, rights of redemption and other encumbrances and any

and all matters that would be shown by a visual inspection and/or accurate survey of the Property, including, without limitation, the matters set forth in Exhibit B attached hereto and made a part hereof for all purposes (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

[SIGNATURE PAGE FOLLOWS]



IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of the 10th day of May, 2012.

GRANTOR:

LPP MORTGAGE LTD.,
a Texas limited partnership

By: Property Acceptance Corp.,
a Texas corporation,
its general partner

By: *Michael D. Wyatt*
Name: Michael D. Wyatt
Its: its Authorized Signatory

STATE OF TEXAS

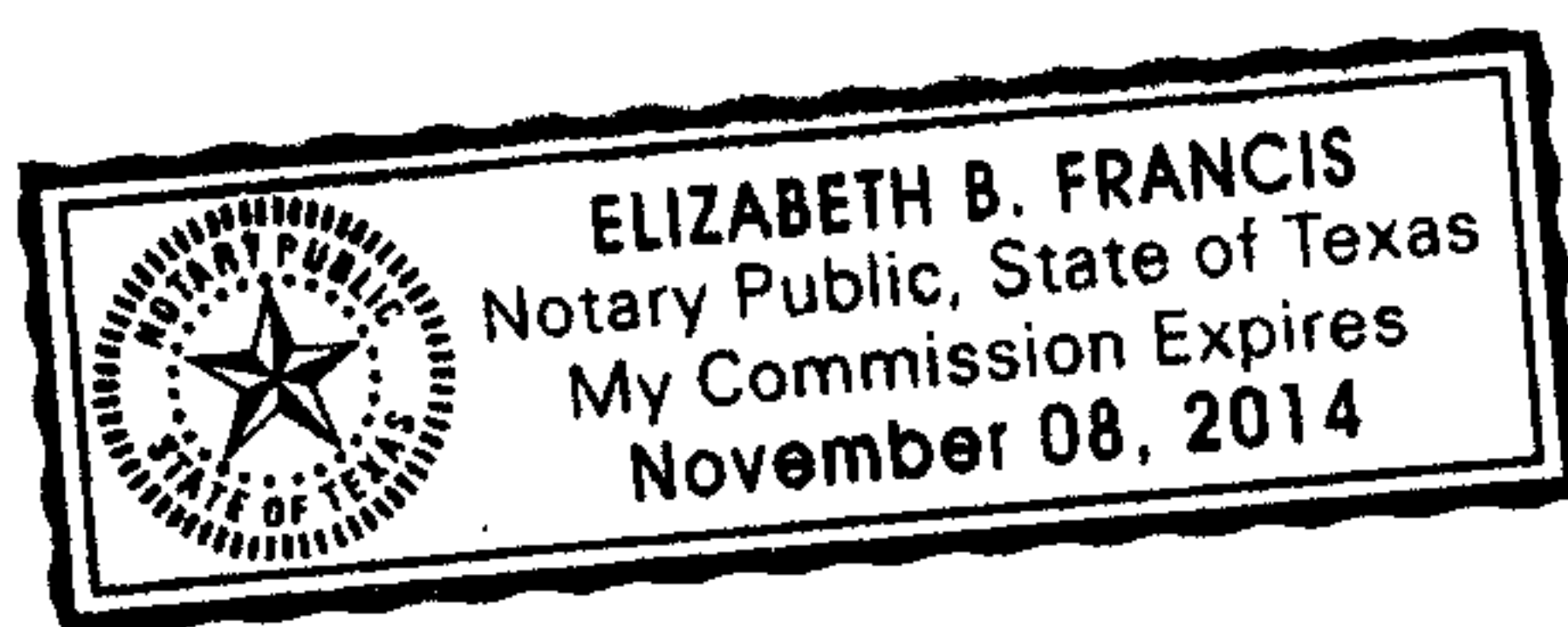
§
§
§

COUNTY OF COLLIN

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Michael D. Wyatt, the Authorized Signatory of Property Acceptance Corp., a Texas corporation, the general partner of LPP MORTGAGE LTD., a Texas limited partnership, and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Authorized Signatory and with full authority, executed the same voluntarily for and as the act of said corporation and said limited partnership.

Given under my hand and official seal this 8 day of May, 2012.

(Seal)



EB Francis
Notary Public for the State of Texas
(signature of Notary Public)

My Commission Expires: Nov. 8, 2014


20120514000170700 3/5 \$59.00
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EXHIBIT A

PROPERTY DESCRIPTION

LOTS 1927, 1928, 1929, 1930 AND 1936, ACCORDING TO THE SURVEY OF OLD CAHABA V,
FIRST ADDITION, AS RECORDED IN MAP BOOK 35, PAGE 120, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA



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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes or assessments for the year 2012 and subsequent years.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Right of way granted to Alabama Power Company as set out in instruments recorded in Book 131, Page 447; Book 134, Page 85; Book 230, Page 113; Book 257, Page 213 and Real Volume 46, Page 69.
4. Restrictions appearing of record in Instrument #2005091600048160.
5. Declaration of Protective Covenants as recorded in Instrument #20051010000527040.
6. Riparian and other rights created by the fact that the subject property fronts on Cahaba River.
7. Easements to Shelby County, Alabama as recorded in Book 155, Page 331; Book 155, Page 425; Book 2, Page 16 and Book 156, Page 203.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 15, Page 415; Book 61, Page 164 and Real Volume 133, Page 2777; Real Volume 321, Page 629.
9. Restrictive covenants and grant of land easement for underground facilities to Alabama Power Company, as recorded in Instrument #20051031000564130


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Shelby County, AL 05/14/2012
State of Alabama
Deed Tax: \$35.00