



20120523000183570 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/23/2012 02:09:22 PM FILED/CERT

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

Send Tax Notice to:
Corey C. Omoijuanfo

*129 Canyon Place
Delham, AL 35124*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-three thousand and 00/100 Dollars (\$83,000.00) to the undersigned, CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc., 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 Corey C. Omoijuanfo, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22, according to the survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19 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. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 223, Page 80; Deed Book 102, Page 397; Deed Book 127, Page 597; Deed Book 102, Page 397; and Deed Book 134, Page 37.
4. Restrictive covenant as recorded in Instrument Number 1994-35220.
5. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein
7. Easement to Alabama Power Company for Grant of land as shown by instrument recorded in Instrument Number 1995-12825.
8. Restrictions as shown on recorded plat.
9. 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 Instrument Number 20110923000282870, in the Probate Office of Shelby County, Alabama.

\$80,895.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 16 day of ~~March~~, 2012.

April

Authorized Signer of National
Default REO Services, a Delaware
Limited Liability Company dba
First American Asset Closing
Services ("FAACS"), as Attorney
In fact and/or agent

CitiMortgage, Inc., successor by merger with ABN AMRO
Mortgage Group, Inc.

By: [Signature]

Its Jamiey Davis, VP

STATE OF Texas

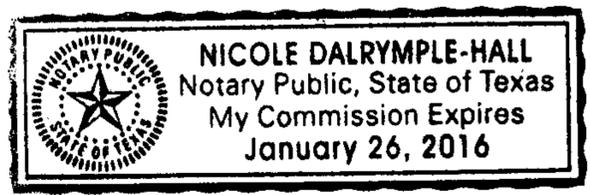
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Jamiey Davis, whose name as VP of CitiMortgage, Inc.,
successor by merger with ABN AMRO Mortgage Group, Inc., 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 16 day of April, 2012.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-003977



Authorized Signer of National
Default REO Services, a Delaware
Limited Liability Company dba
First American Asset Closing
Services ("FAACS"), as Attorney
In fact and/or agent

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