

Commitment Number: 311778
Seller's Loan Number: 665993

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

NationalLink

300 Corporate Center Drive, Suite 300

Moon Twp., PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14-9-31-3-001-152.000

SPECIAL/LIMITED WARRANTY DEED

PNC Bank, National Association as successor by merger to RBC Bank (USA), whose mailing address is **620 Liberty Ave., Pittsburgh, PA 15222**, hereinafter grantor, for \$116,500.00 (One Hundred Sixteen Thousand Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Teresa P. Roper unmarried**, hereinafter grantee, whose tax mailing address is 243 Warwick Lane, Alabaster AL 35007, the following real property:

All that certain parcel of land situated in the County of Shelby and State of Alabama, being more fully described as follows:

Lot 192, according to the Survey of Amended Map of Phase II Weatherly Warwick Village Sector 17 as recorded in Map Book 22, Page 67, Shelby County, Alabama records.

Property Address is: 243 Warwick Lane, Alabaster, AL 35007

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

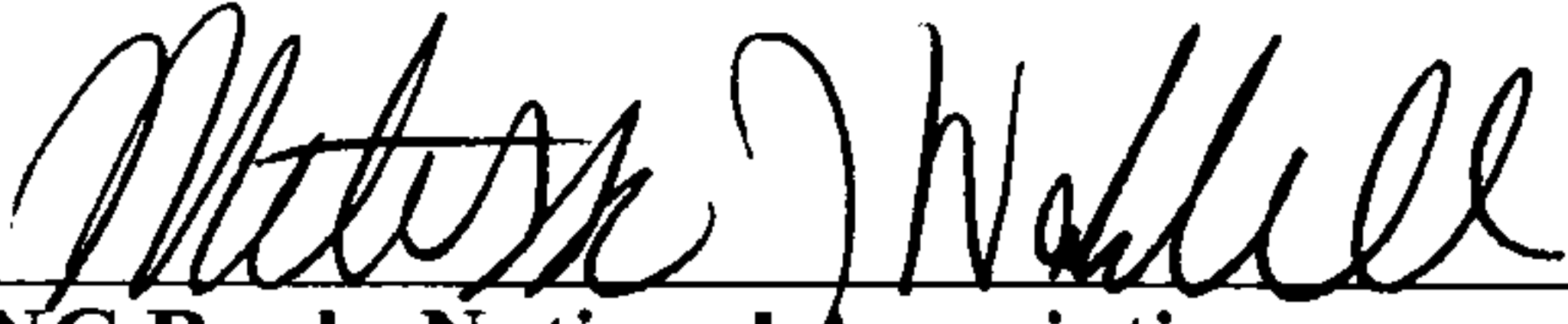
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee ~~forever~~.



20120622000221430 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
06/22/2012 02:32:08 PM FILED/CERT

Executed by the undersigned on April 12, 2012:



PNC Bank, National Association as successor by merger to RBC Bank (USA)

By: Melissa J. Waddell Officer

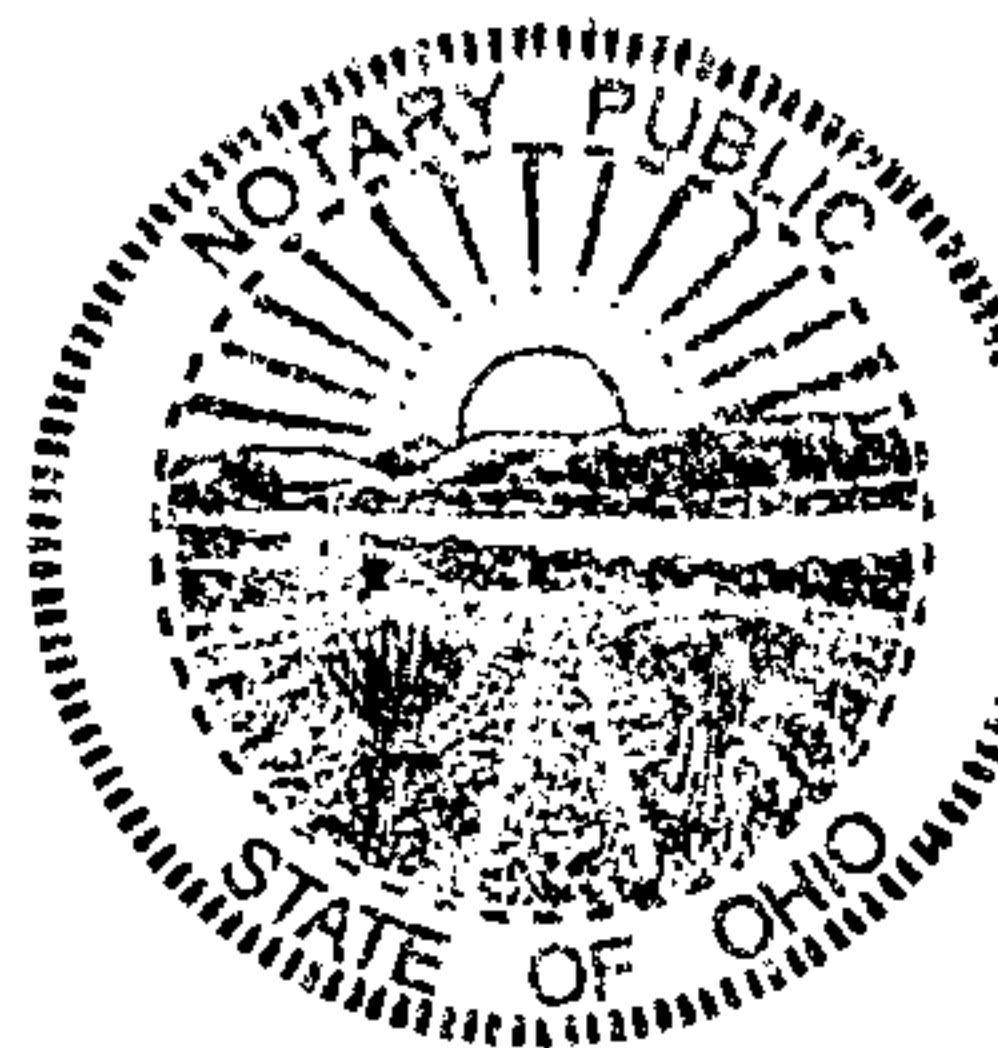
Its: _____

STATE OF Ohio
COUNTY OF Butler


I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Melissa J. Waddell its Officer, on behalf of the Grantor **PNC Bank, National Association as successor by merger to RBC Bank (USA)** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as Melissa J. Waddell Officer and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 12th day of April, 2012


Notary Public



JILL A FORTNEY
Notary Public, State of Ohio
My Commission Expires
March 30, 2016


20120622000221430 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
06/22/2012 02:32:08 PM FILED/CERT

Shelby County, AL 06/22/2012
State of Alabama
Deed Tax: \$3.00