



20120723000264560 1/3 \$191.00
Shelby Cnty Judge of Probate, AL
07/23/2012 03:34:35 PM FILED/CERT

~~After Recording Return to:~~
Dustin Gwin
2109 Eagle Ridge Dr.
Birmingham, AL.
35242

#3917114

STATE OF ALABAMA }
SHELBY COUNTY }

Tax ID: 03-9-31-0-008-044.000
Prepared by: Angelina M. Whittington
235 W. Brandon Blvd, #191
Brandon, FL 33511

After Recording Return to:
DOCUMENT PROCESSING SOLUTIONS, INC.
590 W. LAMBERT RD.
BREA, CA 92821

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Mail Tax Statements To:

Dustin Gwin
2109 Eagle Ridge Dr.
Birmingham, AL 35242

SPECIAL WARRANTY DEED

(the property being conveyed herein was foreclosure property)

KNOW ALL MEN BY THESE PRESENTS:

On this 14th day of February, 2012, that for and in consideration of One
hundred Seventy two thousand Seven hundred and 00/100 (\$ 172,700.00) DOLLARS
and other good and valuable consideration to the undersigned Grantor, in hand paid by the
Grantee herein, the receipt whereof is acknowledged, COMPASS BANK, with a business
address of P.O. Box 650561, Dallas, TX 75265-0561 (herein referred to as "GRANTOR"),
does hereby grant, bargain, sell and convey unto DUSTIN GWIN, a single/married/unmarried
man, residing at 2109 Eagle Ridge Dr. Birmingham, AL 35242 (herein referred to as
"GRANTEE"), the following lot or parcel of land, situated in the state of Alabama, and being
more particularly described as follows:

**LOT 44, ACCORDING TO THE SURVEY OF TOWNES AT BROOK HIGHLAND, AS
RECORDED IN MAP BOOK 30, PAGES 133 A & B, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.**

**BEING THE SAME PROPERTY AS CONVEYED TO COMPASS BANK BY
FORECLOSURE DEED RECORDED 07/23/2010 IN INSTRUMENT NO.
20100723000236220, IN THE OFFICIAL RECORDS OF SHELBY COUNTY,
ALABAMA.**

PROPERTY ADDRESS: 2109 Eagle Ridge Drive, Birmingham, AL 35242
The legal description was obtained from a previously recorded instrument.

SUBJECT TO all matters of record and ad valorem taxes not due or payable on the date
hereof.

TO HAVE AND TO HOLD, the above-described property together with all and
singular the tenements, hereditaments and appurtenances thereupon belonging or in any wise
appertaining unto the said GRANTEE, his heirs and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties

hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the said Grantor, and all persons claiming by, through, under it, or against encumbrances made or suffered by it.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

The undersigned is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 14th day of February, 2012.

COMPASS BANK

By: Steve Eckstein

Title: Steve Eckstein
Vice President

Print Name: _____

STATE OF Texas, COUNTY OF Dallas

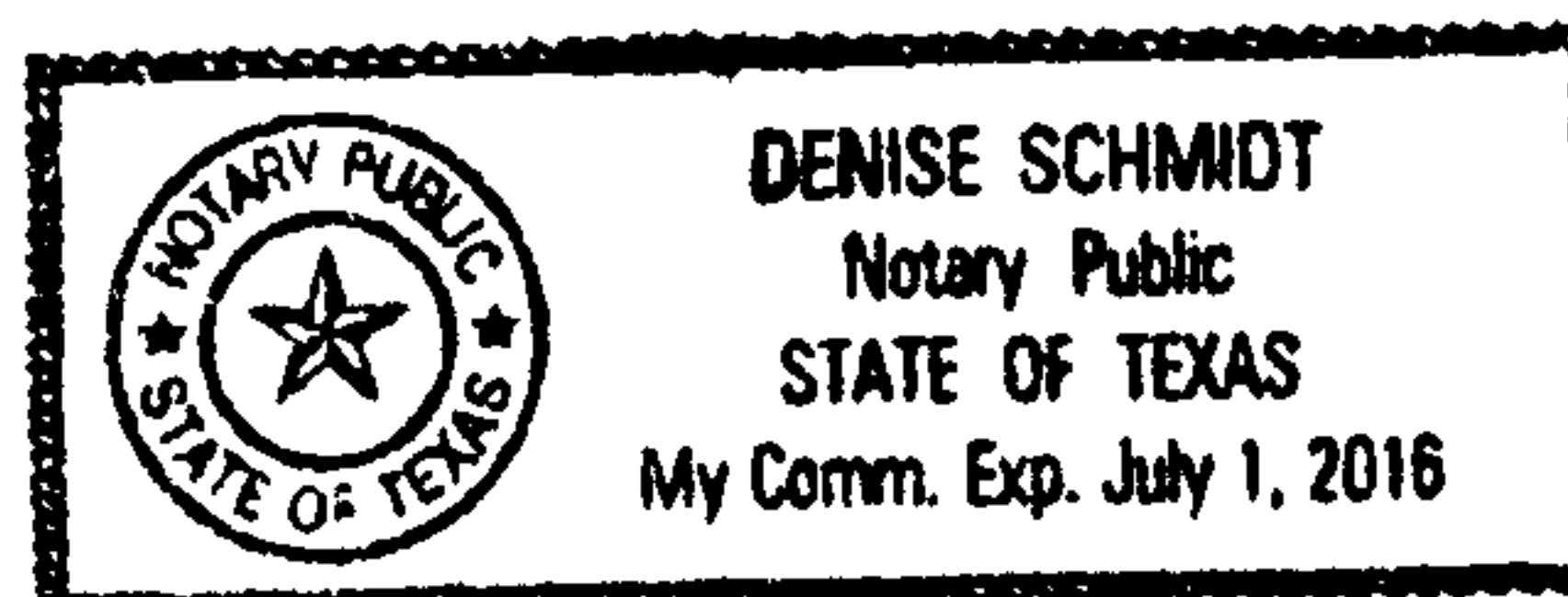
ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared Steve Eckstein who is the Vice President of Compass Bank, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown acorp resolutions identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to sign this deed on behalf of the aforementioned corporation.

Given under my hand and official seal, this the 14th day of February 2012.

Denise Schmidt
NOTARY PUBLIC

My Commission Expires: July 1, 2016

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) nor was any legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. In some instances, the conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.**
Prepared: Angelina M. Whittington, Esq. KS, AL, & MO Barred; 235 W. Brandon Blvd, #191 Brandon, FL 33511 866-755-6300



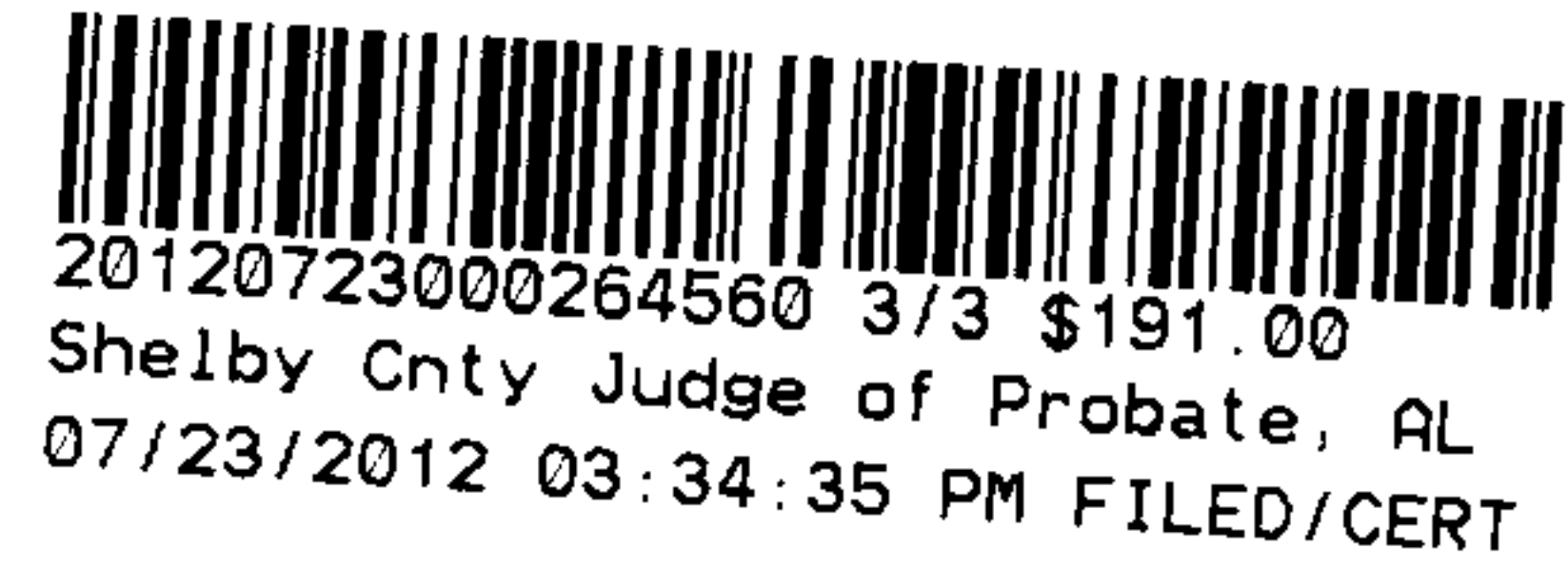


Exhibit "A"

Legal Description

A.P.N.: 03-9-31-0-008-044.000

Real property in the City of Birmingham, County of SHELBY, State of Alabama, described as follows:

Lot 44, according to the Survey of Townes at Brook Highland, as recorded in Map Book 30, Pages 133 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO any and all easements, restrictions, encumbrances or other interest of record; and

BEING the same property conveyed to Compass Bank, by Foreclosure Deed dated July 23, 2010 and recorded July 23, 2010, of record in Instrument No. 20100723000236220, in the Office of the Judge of Probate of Shelby County, Alabama.