

This Document Prepared By:


Allison Bourke
Title2land, LLC
11851 Wentling Ave.
Baton Rouge, LA 70816
(800) 549-6684
12-37034A

As a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Shelby County, AL 10/05/2012
State of Alabama
Deed Tax: \$180.00

Return to:

Title2Land, LLC
11851 Wentling Ave., Suite A
Baton Rouge, Louisiana 70816


20121005000382340 1/4 \$201.00
Shelby Cnty Judge of Probate, AL
10/05/2012 11:23:06 AM FILED/CERT

Source of Title: Deed Book 20111115000345290

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 12 day of September, 2012 between LPP Mortgage, LTD, a Texas limited partnership, as grantor(s) pursuant to that grant of authority on file and of record, whose address is 7195 Dallas Parkway, Plano, TX 75024 to **Charles G. Henderson and Sharon M. Henderson**, a husband and wife, as joint tenants with rights of survivorship, as grantee(s), whose address is **807 Highway 10, Montevallo, AL 35115**.

WITNESSETH: that the grantor(s), for in consideration of the sum of **ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00)** and other valuable considerations to said grantor(s) in hand paid by said grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the grantee(s), the following described land located in the County of Shelby, State of Alabama, to-wit:

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND (PARENT TRACT) AS DESCRIBED IN DEED BOOK 174, PAGE 182, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA AND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH RANGE 3 WEST, OF THE HUNTSVILLE PRINCIPAL MERIDIAN, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION BASED ON FIELD SURVEY MEASUREMENTS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19, SAID CORNER BEING WITNESSED BY A RAILROAD SPIKE FOUND IN PLACE; RUN THENCE NORTH 57 DEG. 45' WEST FOR A DISTANCE OF 522.45 FEET; THENCE NORTH 06 DEG 26' EAST FOR A DISTANCE OF 107.15 FEET; THENCE NORTH 05 DEG. 12' EAST FOR A DISTANCE OF 385.18 FEET; THENCE NORTH 04 DEG 52' 36" EAST FOR A DISTANCE OF 606.12 FEET (NORTH 04 DEG 53' E FOR A DISTANCE OF 605.75 FEET, PER THE PARENT TRACT DESCRIPTION) TO A 1-3/4" PIPE FOUND IN PLACE AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED (ALSO BEING THE POINT OF BEGINNING OF THE ABOVE DESCRIBED PARENT TRACT); THENCE ALONG THE EAST BOUNDARY OF SAID PARENT TRACT FOR THE FOLLOWING THREE COURSES: (1) NORTH 05 DEG 08'52" WEST FOR A DISTANCE OF 348.51 FEET TO A 1-3/4" PIPE FOUND IN PLACE; (2) NORTH 05 DEG 00'09" WEST FOR A DISTANCE OF 289.33 FEET TO A 5/8" REBAR FOUND IN PLACE; (3) NORTH 05 DEG 51' 01" WEST FOR A DISTANCE OF 96.42 FEET, MORE OF LESS, TO THE CENTERLINE OF DAVIS CREEK, AND THE SOUTHERLY BOUNDARY OF THAT CERTAIN TRACT OF LAND CONVEYED BY EDWARD G. MAHAFFEY (SIC) AND WIFE, MARY LEE MAHAFFEY TO LOIS ALBERTA ACKERLEY ("ACKERLEY TRACT") IN THE CERTAIN WARRANTY DEED RECORDED IN BOOK 216 PAGE 842,

IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE MEANDER IN A WESTERLY AND NORTHERLY DIRECTION ALONG THE CENTERLINE OF SAID DAVIS CREEK, ALSO BEING THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID ACKERLEY TRACT, AS APPROXIMATED BY THE FOLLOWING EIGHT COURSES; (1) NORTH 52 DEG 13'22" WEST FOR A DISTANCE OF 125.62 FEET; (2) NORTH 57 DEG 48'40" SECONDS WEST FOR A DISTANCE OF 104.69 FEET; (3) NORTH 26 DEG 38'55" WEST FOR A DISTANCE OF 86.09 FEET; (4) NORTH 28 DEG 14' 29" EAST FOR A DISTANCE OF 111.68 FEET; (5) NORTH 48 DEG 27'50" WEST FOR A DISTANCE OF 57.93 FEET; (6) NORTH 38 DEG 53' 16" WEST FOR A DISTANCE OF 50.79 FEET; (7) NORTH 22 DEG 26' 24" WEST FOR A DISTANCE OF 85.28 FEET; (8) NORTH 14 DEG 10' 32" WEST FOR A DISTANCE OF 58.67 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 10 (FORMERLY MONTEVALLO-ALDRICH ROAD); THENCE SOUTH 87 DEG 31'00" WEST (BASIS OF BEARINGS) ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 349.80 FEET, MORE OR LESS, TO A 5/8" REBAR FOUND IN A PLACE AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL TRACT; THENCE SOUTH 04 DEG 55' 18" EAST ALONG THE WEST BOUNDARY OF SAID PARENT TRACT FOR A DISTANCE OF 1236.42 FEET TO A 1-3/4" PIPE FOUND IN PLACE AT THE SOUTHWEST CORNER OF SAID PARENT TRACT; THENCE SOUTH 89 DEG 26' 16" EAST ALONG THE SOUTH BOUNDARY OF SAID PARENT TRACT FOR A DISTANCE OF 605.58 FEET, TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SHELBY COUNTY, ALABAMA.

Municipal Address: 807 Highway 10, Montevallo, Alabama 35115

Parcel Number: 27-4-19-4-001-006.000

The property address was supplied at the request of the proposed insured for informational purposes only and is not a covered matter.

Being the same property acquired by Mortgage Foreclosure Deed of Property from Meredith Cobb Smith & Edward Earl Smith to LPP Mortgage LTD dated October 20, 2011 and recorded November 15, 2011 as Instrument #20111115000345290, of the official records of Shelby County, Alabama.

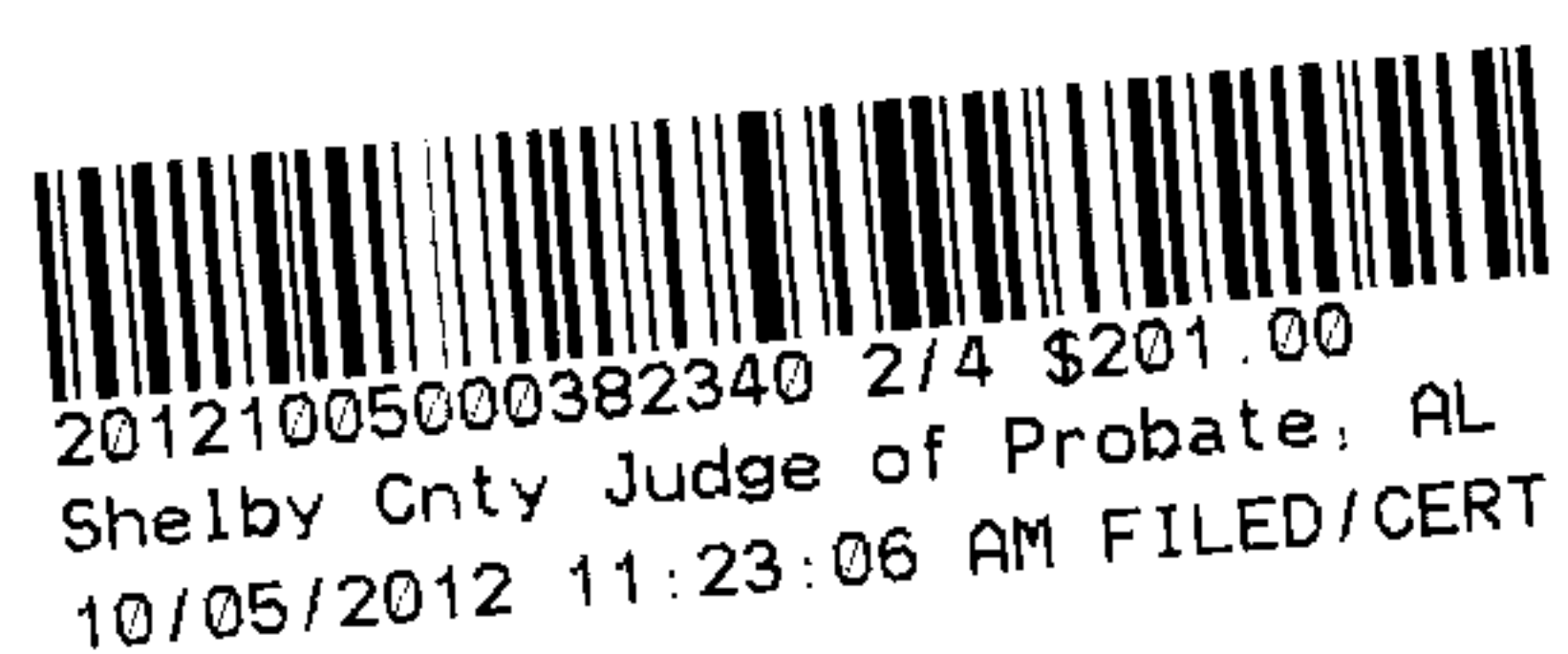
Send Tax Bill To: Charles G. Henderson and Sharon M. Henderson, 807 Highway 10, Montevallo, AL 35115.

SUBJECT to easements, restrictions and reservations of record, if any, and taxes for prior year and subsequent years.

SUBJECT to any and all Statutory rights of redemption in favor of mortgagors and other persons or parties granted such rights under the laws of the State of Alabama and the United States of America arising out of foreclosure sale of that certain mortgage filed for record in said Probate Office 20070313000112480; said mortgage Foreclosure Deed dated October 20, 2011 and filed for record in said Probate Office in 20111115000345290.

The Warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantors ownership of the subject real estate.

Singular and plural are interchangeable, as context requires.



TO HAVE AND TO HOLD unto the Grantee, his heirs and assigns forever, as joint tenants with rights of survivorship.

IN WITNESS WHEREOF, Grantor has hereunto set grantors hand and seal the day and year first above written.

LPP Mortgage, LTD

BY: Kent Twitchell, Attorney in Fact

STATE OF Texas

COUNTY OF Collin

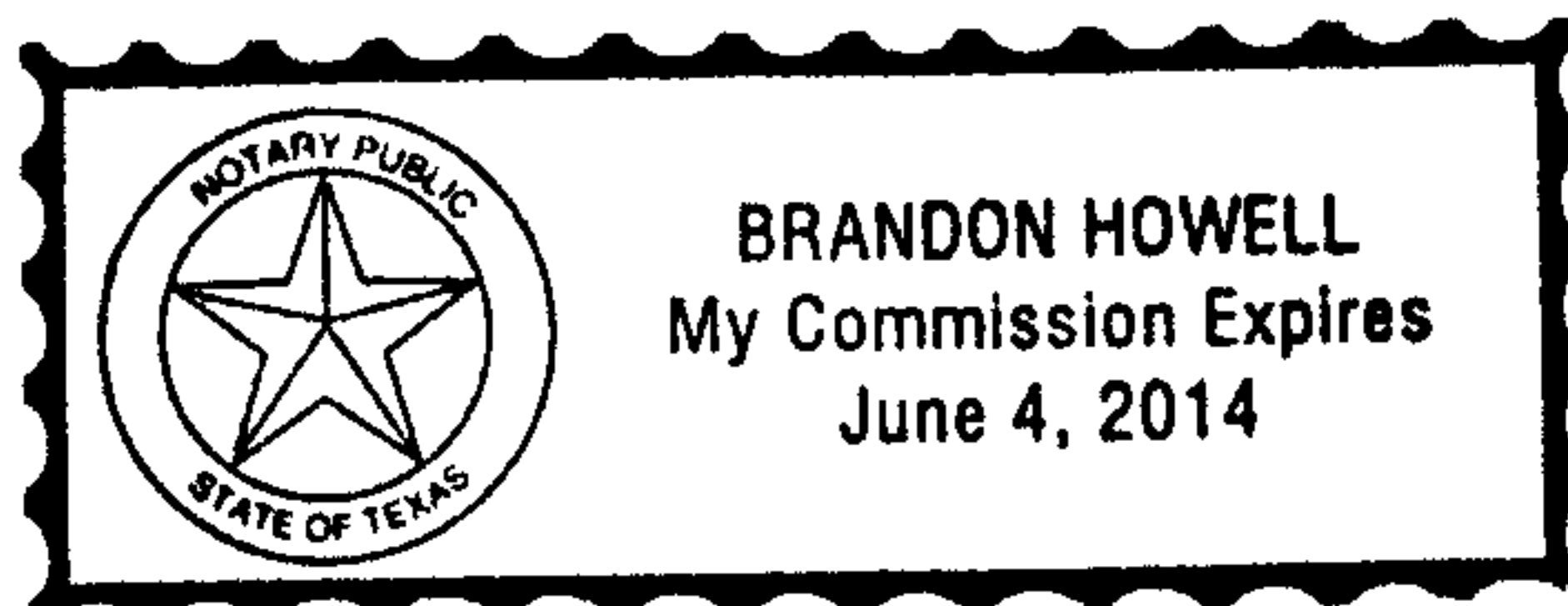
I, Brandon Howell, a Notary Public in and for said County, in said State, hereby certify that Kent Twitchell, whose named as Attorney in Fact for LPP Mortgage, LTD, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of such instrument, he, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 12th of September, 20 12.

My commission expires: 6/4/14

Brandon Howell

Notary Public



20121005000382340 3/4 \$201.00
Shelby Cnty Judge of Probate, AL
10/05/2012 11:23:06 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name LPP MORTGAGE, LTD
Mailing Address 7195 DALLAS PARKWAY
PLANO, TX 75024

Grantee's Name SHARON M. HENDERSON
Mailing Address CHARLES G. HENDERSON
807 HWY 10
MONTEVALLO, AL 35115

Property Address 807 HIGHWAY 10
MONTEVALLO, AL 35115

Date of Sale 09/12/2012
Total Purchase Price \$ 180,000.00

or
Actual Value \$

or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other SPECIAL WARRANTY DEED
☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/28/2012

Print LAURIE CULMONE

Unattested

Sign Laurie Culmone

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20121005000382340 4/4 \$201.00
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Form RT-1