

20121127000452670 1/2 \$23.00  
Shelby Cnty Judge of Probate, AL  
11/27/2012 12:31:56 PM FILED/CERT

STATE OF ALABAMA     )  
                                     :  
COUNTY OF SHELBY     )

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENT:** That the undersigned, **LPP MORTGAGE LTD** (the herein "Grantor") with mailing address of **6000 Legacy Dr, Plano, TX 75024** for and in consideration of the sum of **EIGHT THOUSAND (\$8,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to it by **VIRGINIA WILLIAMS** (the herein "Grantee"), with mailing address of **956 Highway 17 Montevallo, Alabama 35115**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **VIRGINIA WILLIAMS** the following described real estate located at **80 Morris Dr Montevallo, Alabama 35115**, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the SE corner of the SW ¼ of the SW ¼ of Section 17, Township 22 South Range 3 West; thence run northerly along the East line for a distance of 540.0 feet; thence turn 92 degrees 00 minutes to the left for a distance of 38.40 feet; thence turn 93 degrees 00 minutes to the right for a distance of 135.27 feet; thence turn 123 degrees 15 minutes to the left for a distance of 144.67 feet; thence turn 12 degrees 42 minutes to the right for a distance of 209.49 feet to the NW corner of Horton Property, thence turn 95 degrees 41 minutes to the right and along the Holsomback property for a distance of 130.0 feet to the point of beginning; thence continue along same line of a distance of 127.0 feet; thence turn 84 degrees 19 minutes to the right for a distance of 120.0 feet; thence turn 95 degrees 41 minutes to the right for a distance of 127.00 feet; thence turn 84 degrees 19 minutes to the right for a distance of 120.00 feet to the point of beginning. Subject to all restrictions, reservations, rights, easements, right-of-way provisions, covenants, terms, conditions and building set-back lines of record.

**TO HAVE AND TO HOLD THE** above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **VIRGINIA WILLIAMS**, his/her heirs and assigns forever. Said property being subject, however to ad valorem taxes due October 1, 2013; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of SHELBY County, Alabama.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

The undersigned Grantor does hereby attest, to the best of my knowledge and belief that the information contained in this document including the purchase price which can be verified by the contract, is true and accurate. The undersigned Grantor further understands that any false statements may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

IN WITNESS WHEREOF, **LPP MORTGAGE LTD**, has caused this instrument to be executed by its undersigned officer/authorized individual on this the 14<sup>th</sup> day of November, 2012.

**LPP MORTGAGE LTD**

BY:  (SEAL)  
Kent Twitchell, Attorney In Fact

Shelby County, AL 11/27/2012  
State of Alabama  
Deed Tax: \$8.00



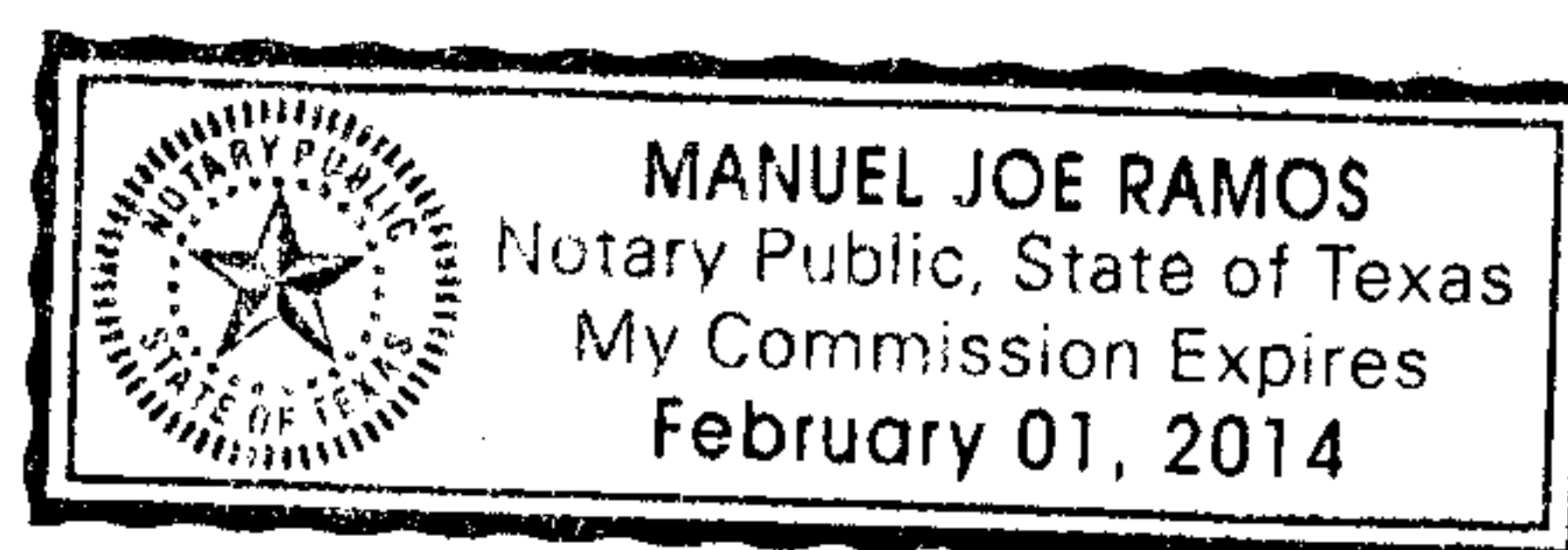
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STATE OF Texas )  
COUNTY OF Collin )

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **LPP MORTGAGE LTD** by Kent Twitchell, is signed to the foregoing conveyance as Attorney-in-Fact and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he as such authorized individual and with full authority, executed the same voluntarily for and as the act of said limited partnership.

Given under my hand and seal this the 14<sup>th</sup> day of November, 2012.

Manuel Joe Ramos (SEAL)  
Notary Public  
My Commission Expires: 2-1-14



This instrument was prepared by:  
**JAMES G. HARRISON**  
Harrison, Gammons & Rawlinson, PC  
2430 L&N Drive, Huntsville, AL 35801  
RE: 80 Morris Dr, Montevallo, AL