

20131014000409920 1/3 \$45.00
Shelby Cnty Judge of Probate, AL
10/14/2013 02:21:23 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:
Larry Porche

2051 BANEBERTY DR.
HOOPER AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Twenty-Five Thousand And 00/100 Dollars (\$25,000.00) to the undersigned, CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc., a corporation, by Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in Fact, (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 Larry Porche, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the point of intersection of the Harpersville public road with the Vincent public road in the Northwest Quarter of the Northeast Quarter of Section 16, Township 19 South, Range 2 East, and run thence along said Vincent public road North 41 degrees 45 minutes West for a distance of 580.00 feet; thence continue along said road North 78 degrees West a distance of 243.00 feet; run thence South 700.00 feet; run thence East 443.00 feet to the Point of beginning; run thence South 31 degrees East, 198.5 feet to the Harpersville public road; run thence North 2 degrees 30 minutes East a distance of 100.00 feet to a point in said road; continue along said road North 12 degrees 30 minutes East a distance of 296.00 feet to the point of intersection of the Harpersville public road with the Vincent public road and run thence along said Vincent public road North 41 degrees 45 minutes West a distance of 195.00 feet; thence run in a Southwesterly direction to the Point of Beginning. Less and except any part lying within the right of way of the public road.

Situated in 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. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. 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 No. 20111109000337270, in the Probate Office of Shelby County, Alabama.

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.



Shelby County, AL 10/14/2013
State of Alabama
Deed Tax: \$25.00



20131014000409920 2/3 \$45.00
Shelby Cnty Judge of Probate, AL
10/14/2013 02:21:23 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 6
day of August, 2013.

CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc.
By Authorized Signer of National Default REO Services, a Delaware Limited Liability Company
dba First American Asset Closing Services ("FAACS"), as Attorney in Fact

By: [Signature]

Its **Justin Jung**

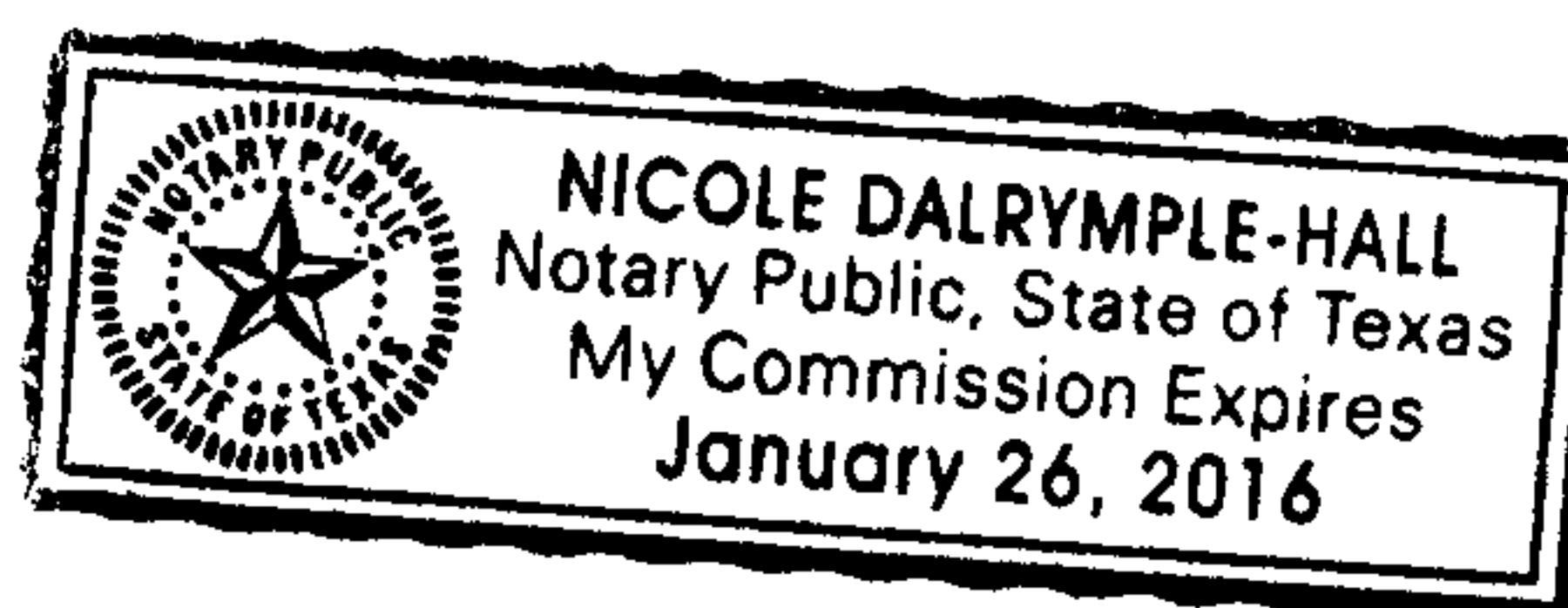
STATE OF Delaware
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Justin Jung, whose name as N-P of
Authorized Signer of National Default REO Services, a Delaware Limited Liability Company
dba First American Asset Closing Services ("FAACS"), as Attorney in Fact for 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, acting in its capacity as
Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 6 day of August, 2013.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2012-002726



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

Form RT-1