

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 BANEBETTY DR. HOOVER 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.

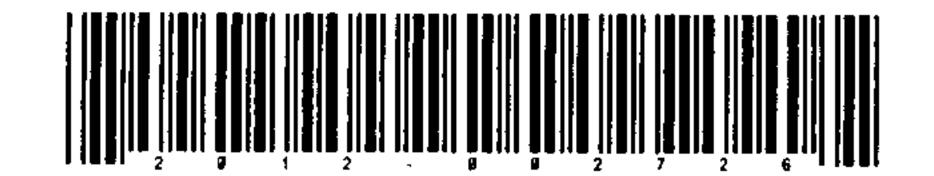
Situated in Shelby County, Alabama.

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.







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

C'A'N Andrean Inc. anno again bu mangan mith ADNI ANADO Mantagas Chann. Inc.
CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc. By Authorized Signer of National Default REO Services, a Delaware Limited Liability Compan
dba First American Asset Closing Services ("FAACS"), as Attorney in Fact
By:
Its Justin Jung
STATE OF COUNTY OF COUNTY OF
COUNTY OF THE LOCALITY
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify the justin jung, whose name as
Authorized Signer of National Default REO Services, a Delaware Limited Liability Compandba 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 a Attorney in Fact as aforesaid.
Given under my hand and official seal, this the 6 day of August, 2013.
MOTARY PUBLIC My Commission expires: AFFIX SEAL
NICOLE DALRYMPLE-HALL Notary Public, State of Texas My Commission Expires

Real Estate Sales Validation Form

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

Grantor's Name	CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage	Grantee's Name	Larry Porche
Mailing Address	Group, Inc. 1000 Technology Drive, MS 314, O'Fallen, MO 63368	Mailing Address	2051 BANEBETTY HOOVE- AL 352
Property Address	3272 Highway 83 Vincent, AL 35178	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	\$25,000.00
(Recordation of docum Bill of Sale Sales Contract Closing Statemen	ument presented for recordation conta	_ Appraisal Other	
Grantor's name and mourrent mailing address	ailing address - provide the name of	tructions the person or persons convey	ing interest to property and their
Grantee's name and months conveyed.	nailing address – provide the name of	the person or persons to who	m interest to property is being
Property address – the	e physical address of the property bei	ng conveyed, if available.	
Date of Sale – the date	e on which interest to the property wa	s conveyed.	
Total purchase price – instrument offered for	the total amount paid for the purchast record.	se of the property, both real an	d personal, being conveyed by the
•	operty is not being sold, the true valu record. This may be evidenced by ar	• • •	
valuation, of the prope	and the value must be determined, the rty as determined by the local official and the taxpayer will be penalized pu	charged with the responsibility	of valuing property for property tax
-	ny knowledge and belief that the informulate information in the statements claimed on this form results (h).		
Date 10/11/2013		rint <u>LARS</u>	breke
Unattested	(verified by)	ign ////////////////////////////////////	Wner/Agent) circle one

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Shelby Cnty Judge of Probate, AL 10/14/2013 02:21:23 PM FILED/CERT