

This instrument prepared by: Jeff G. Underwood, Attorney Sirote & Permutt, P.C. 2311 Highland Avenue South Birmingham, Alabama 35205

Send Tax Notice to: Tracie Cranmer

2613 Hwy 55 Wilsonville, AL 35186

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-Two Thousand Five Hundred And 00/100 Dollars (\$42,500.00) to the undersigned, CitiFinancial Corporation, LLC, a corporation, by Olympus Asset Management, Inc., 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 Tracie Cranmer, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Southeast Quarter of Section 31, Township 20 South, Range 1 East; thence run Easterly along the South line thereof for 582.15 feet; thence 87 Degrees 03 Minutes left run Northerly for 293.85 feet; thence 15 Degrees 20 Minutes left run Northwesterly for 78.10 feet; thence 87 Degrees 40 Minutes right run Northeasterly for 169.87 feet; thence 75 Degrees 12 Minutes left run Northerly for 1097.22 feet to the Southerly right of way of Shelby County Highway No. 49; thence 109 Degrees 00 Minutes left run Southwesterly along said right of way for 210.55 feet to the point of beginning; thence continue last described course for 126.0 feet; thence 73 Degrees 56 Minutes left run Southerly for 173.94 feet; thence 95 Degrees 54 Minutes 05 Seconds left run Easterly for 139.74 feet; thence 89 Degrees 21 Minutes 53 Seconds left run Northerly for 195.27 feet to the point of beginning.

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. Restrictions as shown on recorded plat.
- 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 Inst. No. 20130222000075890, 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the $\frac{2}{2}$ day of January, 2014.

CitiFinancial Corporation, LLC

By Olympus Asset Management, Inc., as Attorney in Fact

3v: ////

Its Jessice Ham - Clasing Analyst

STATE OF Maine

COUNTY OF Combeland

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that <u>Tessice Here</u>, whose name as <u>Closing Hereby</u> of Olympus Asset Management, Inc., as Attorney in Fact for CitiFinancial Corporation, LLC, 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.

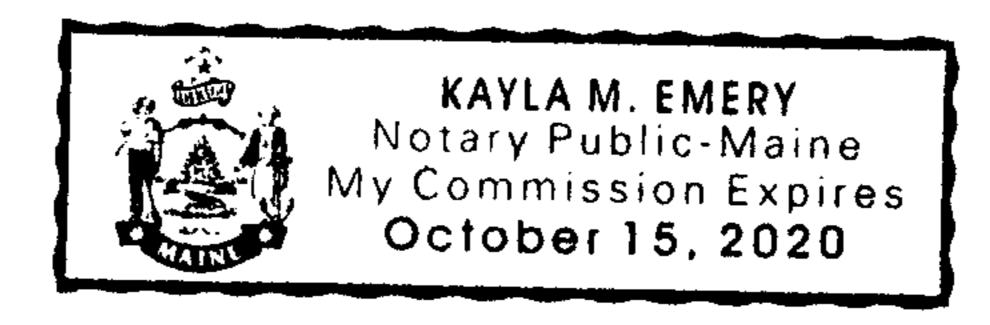
Given under my hand and official seal, this the 27 day of January, 2014.

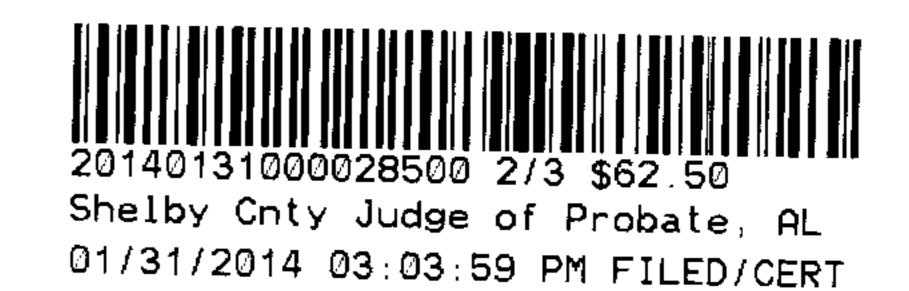
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2013-000405





Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name: CitiFinancial Corpora	
Mailing Address c/o CitiFinancial Corp	
P. O. Box 140334 Irving, TX 75014	Wilsonville, AL 35186
nving, i.z. /5014	
Property Address: 1720 Hwy 49	Date of Sale 1/31/14
Columbiana, AL 350	Total Purchase Price \$ <u>42,500.00</u>
	or
	Actual Value \$
	or Assessor's Market Value \$
The purchase price or actual value claims	ed on this form can be verified in the following documentary evidence: (check
one) (Recordation of documentary eviden	
Bill of Sale	Appraisal
X Sales Contract	Other
Closing Statement	
If the conveyance document presented for	or 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 nurchase price the total amount paid for th	ne purchase of the property, both real and personal, being conveyed by the instrument offered for
record.	te purchase of the property, both real and personal, being conveyed by the institution officed for
4 . 1 1 'C.1	
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	
· · · · · · · · · · · · · · · · · · ·	nat the information contained in this document is true and accurate. I further understand that any false imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).
*	
. — h h	
Date 1-51-14	Sign July (
	(Grantor/Grantee/Owner/Agent) circle one
	Print (). Fulmer
Unattested	
	(Verified by)
	20140131000028500 3/3 \$62.50

Form RT-1

20140131000028500 3/3 \$62.50 Shelby Cnty Judge of Probate, AL 01/31/2014 03:03:59 PM FILED/CERT