

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.

Shelby County, AL 01/31/2014  
State of Alabama  
Deed Tax: \$42.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27<sup>th</sup> day of January, 2014.

CitiFinancial Corporation, LLC

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

By: 


Its Jessica Ham - Closing Analyst

STATE OF Maine

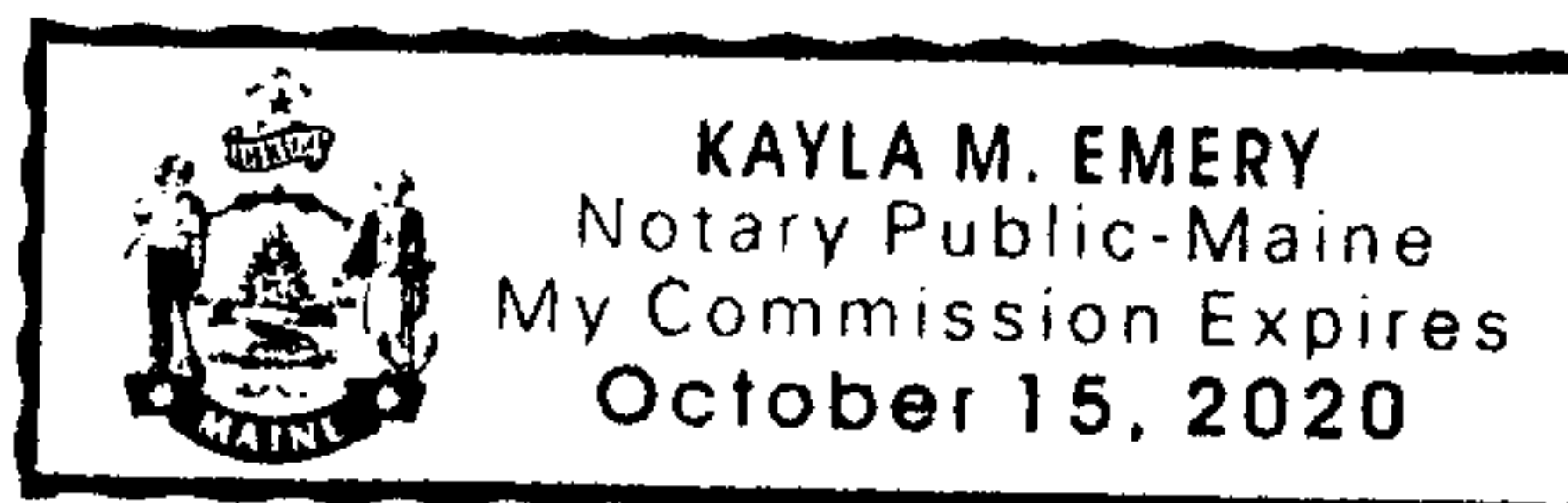
COUNTY OF Cumberland


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jessica Ham, whose name as Closing Analyst 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<sup>th</sup> day of January, 2014.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2013-000405



  
20140131000028500 2/3 \$62.50  
Shelby Cnty Judge of Probate, AL  
01/31/2014 03:03:59 PM FILED/CERT



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

Grantee's Name: Tracie Cranmer  
Mailing Address: 2613 Hwy 55  
Wilsonville, AL 35186

Date of Sale 1/31/14

Total Purchase Price \$ 42,500.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_

☐ Bill of Sale
 ☐ Appraisal  
☒ Sales Contract
 ☐ Other —  
☐ Closing Statement

## Instructions

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