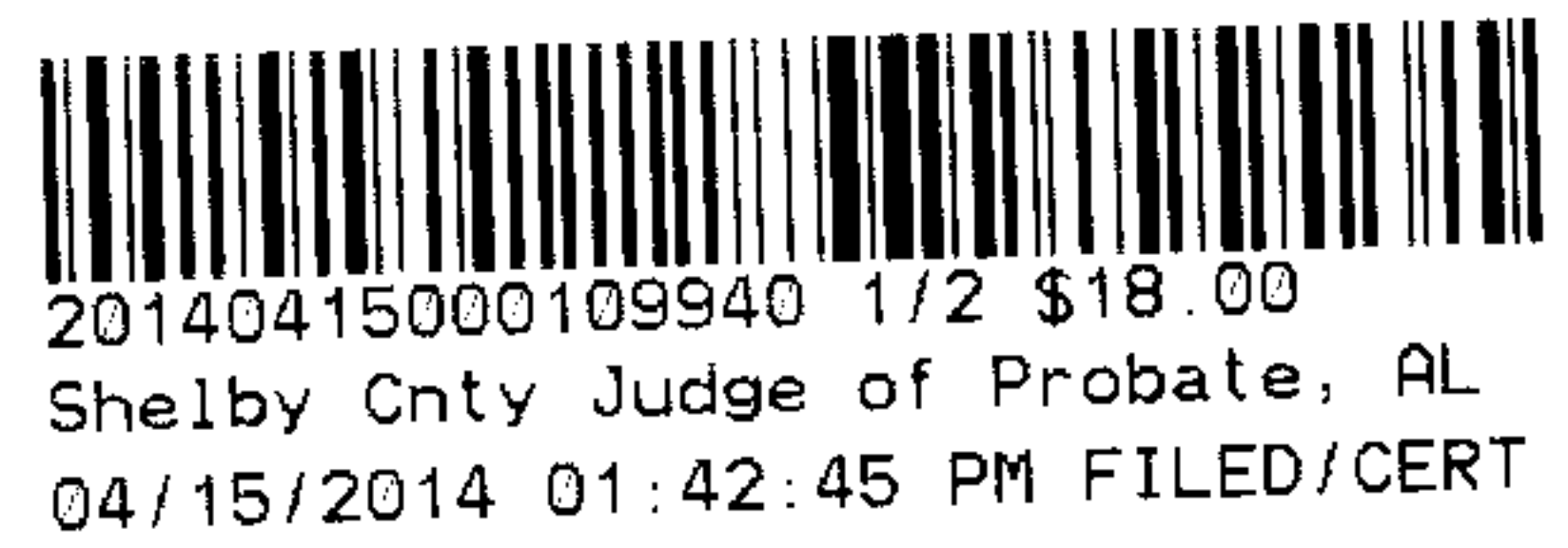




This Document Prepared By:

Annette Stanhope
Title2land, LLC
11851 Wentling Ave.
Baton Rouge, LA 70816
(800) 549-6684
14-38651A

As a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Return to:

Title2Land, LLC
11851 Wentling Ave., Suite A
Baton Rouge, Louisiana 70816

Source of Title: Instrument #20131031000430660

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 27th day of February, 2014, between LPP Mortgage LTD as grantor(s) pursuant to that grant of authority on file and of record, whose address is 6000 Legacy Drive, Plano, Texas 75024 to **James M. Wilson and Chelsey N. Wilson**, a married couple, as grantee(s), whose address is 6500 Chelsea Road, Columbiana, AL 35051.

WITNESSETH: that the grantor(s), for in consideration of the sum of **ONE HUNDRED NINE THOUSAND NINE HUNDRED AND 00/100 (\$109,900.00)** and other valuable considerations to said grantor(s) in hand paid by said grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the grantee(s), the following described land located in the County of SHELBY, State of Alabama, to-wit:

Lot 3, according to the Survey of Bentley Estates, as recorded in Map Book 21, Page 111, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. ✓

Municipal Address: 6500 Chelsea Rd, Columbiana, Alabama 35051-3015

Parcel Number: 15 6 23 0 000 018.003 ✓

The property address was supplied at the request of the proposed insured for informational purposes only and is not a covered matter.

Send Tax Bill To: James M. Wilson and Chelsey N. Wilson,
6500 Chelsea Road, Columbiana, AL 35051

SUBJECT to easements, restrictions and reservations of record, if any, and taxes for prior year and subsequent years.

SUBJECT to any and all Statutory rights of redemption in favor of mortgagors and other persons or parties granted such rights under the laws of the State of Alabama and the United States of America arising out of foreclosure sale of that certain mortgage filed for record in said Probate Office Instrument #20070809000374390; said mortgage Foreclosure Deed dated October 18, 2013 and filed for record in said Probate Office in Instrument #20131031000430660.

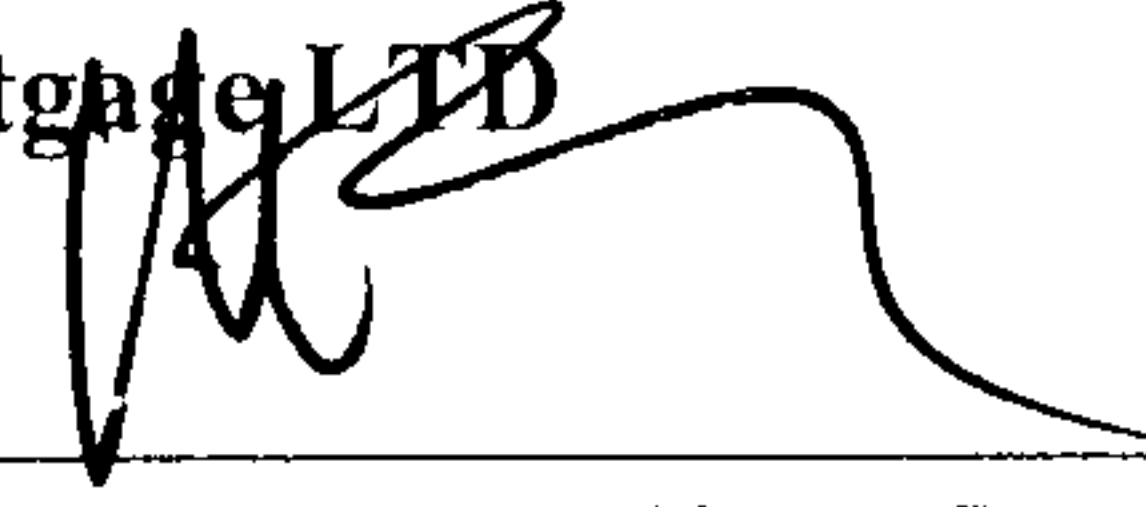
The Warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantors ownership of the subject real estate.

Singular and plural are interchangeable, as context requires.

TO HAVE AND TO HOLD unto the Grantee, his heirs and assign's forever.

IN WITNESS WHEREOF, Grantor has hereunto set grantors hand and seal the day and year first above written.

LPP Mortgage LTD

BY: 
Authorized Agent: **Kent Twitchell**
Its Attorney-In-Fact

RE: 6500 Chelsea Rd.

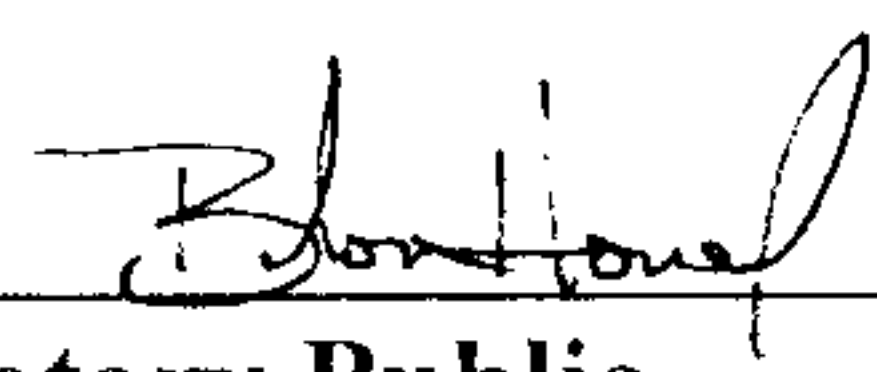
STATE OF Texas

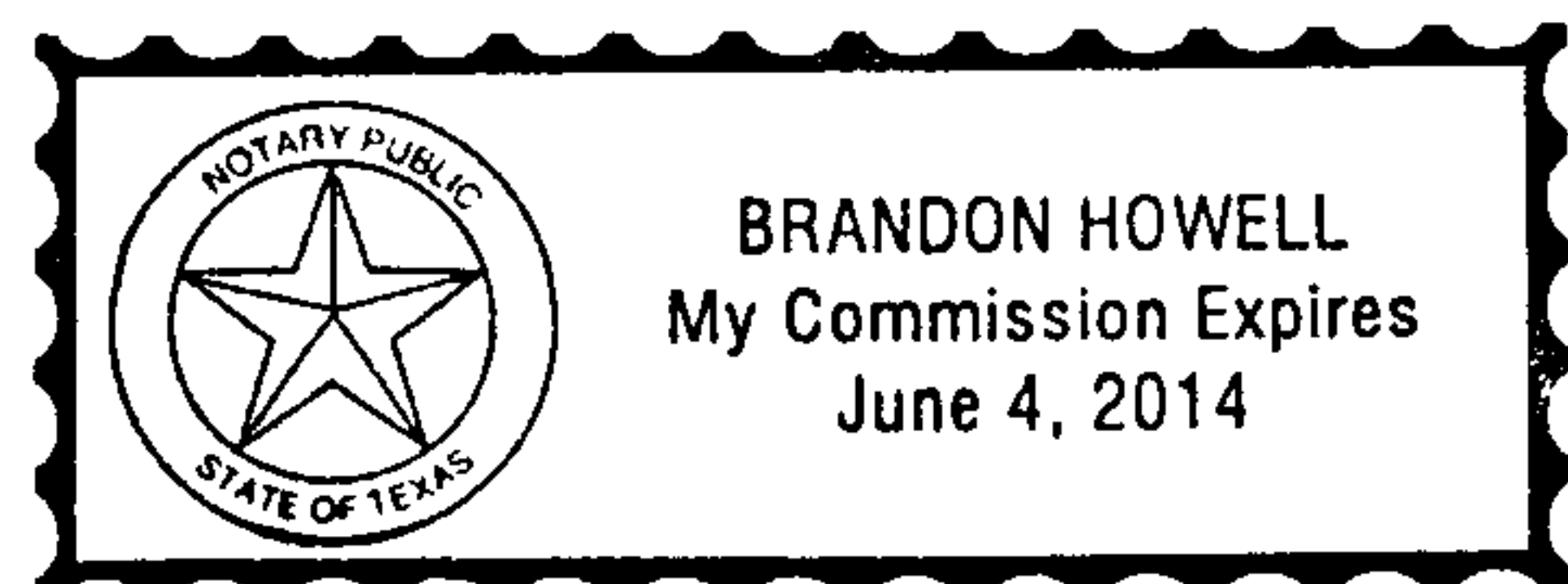
COUNTY OF Collin

I, Brandon Howell, a Notary Public in and for said County, in said State, hereby certify that Kent Twitchell, whose name as Authorized Agent for **LPP Mortgage LTD**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of such instrument, he/she, in his/her capacity as such Authorized Agent, executed the same voluntarily on the day the same bears date.

Given under my hand this 27th of February, 2014.

My commission expires: 6/4/14


Notary Public




20140415000109940 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
04/15/2014 01:42:45 PM FILED/CERT