

20061114000557170 1/2 \$304.00
Shelby Cnty Judge of Probate, AL
11/14/2006 12:45:47PM FILED/CERT

Shelby County, AL 11/14/2006
State of Alabama

Deed Tax: \$290.00

2

This Instrument Prepared By:

Keri Roth

Morris|Hardwick|Schneider, LLC

3535 Grandview Parkway, Suite 610

Birmingham, AL 35243

BRR-060901796S

Send Property Tax Notice to:

1994 Lakemont

Birmingham, AL 35244

Special Warranty Deed

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00) cash in hand paid to

Mortgage Guaranty Insurance Corporation

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

William Ryan Gray and Kelly M. Gray

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 17, according to the survey of Southpointe, Fourth Sector, as recorded in Map Book 13, Page 41, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Deed Book 20060327, Page 141130, Shelby County, Alabama.

IN WITNESS WHEREOF, Mortgage Guaranty Insurance Corporation, has caused these present to be executed in its name and on its behalf as aforesaid, on this 3 day of September, 2006.

Sandy Edwards
Witness SANDY EDWARDS

~~Mortgage Guaranty Insurance Corporation~~
[Signature] (Seal)
By: THOMAS A. DREW, VICE PRESIDENT

[Signature] (Seal)
By: JIM L. FARMER, ASSISTANT SECRETARY

State of WISCONSIN
County of MILWAUKEE

(Corporate Seal)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that THOMAS A. DREW and JIM L. FARMER, whose names as VICE PRESIDENT and ASST. SECRETARY, respectively of Mortgage Guaranty Insurance Corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 13 day of SEPTEMBER, 2006.

Maureen Balistreri
Notary Milwaukee County, Wisconsin
commission expires on 10/15/2006

[Signature]
Notary Public
My Commission Expires: _____
[Seal]

Reference:
1994 Lakemont Drive
Birmingham, AL, 35244
Servicer Loan #: 1693245607