

20070205000053500 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
02/05/2007 03:57:56PM FILED/CERT

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

Send Tax Notice to:
Karamie Barksdale

192 Hayesbury Court
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-seven thousand nine hundred and 00/100 Dollars (\$127,900.00) to the undersigned Grantor, Flagstar Bank, FSB, a corporation, (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 Karamie Barksdale, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 158, according to the Survey of Hayesbury, Phase 1, according to the plat thereof recorded in Map Book 28, Page 89, in the Probate Office of 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. Easement/right-of-way to Shelby County as recorded in Book 135 Page 365 and Book 135, Page 366.
4. Easement/right-of-way to Pelham as recorded in Book 111 Page 687 and Book 275, Page 590.
5. Easement/right-of-way to Alabama Power Company as recorded in Instrument No. 2002-18706.
6. Covenants, conditions and restrictions as recorded in Instrument No. 2001-27838 and amended in Instrument No. 2001-48731.
7. 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. 20050923000495200, in the Probate Office of Shelby County, Alabama.

\$127,900.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 31 day of January, 2007.

Flagstar Bank, FSB

by, 

Its

JOAN ANDERSON

EXECUTIVE VICE PRESIDENT

STATE OF Michigan

COUNTY OF Oakland

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joan Anderson, whose name as Exec Vice Pres. of Flagstar Bank, FSB, 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.

Given under my hand and official seal, this the 31 day of January, 2007.


NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2006-002021

JUDITH A. LEVELL

NOTARY PUBLIC, STATE OF MI

COUNTY OF MACOMB

MY COMMISSION EXPIRES JUL 6, 2011

ACTING IN COUNTY OF OAKLAND

HOLLIMAN & SHOCKLEY
ATTORNEYS AT LAW
2491 PELHAM PARKWAY
PELHAM, ALABAMA 35124