

**INVESTOR NUMBER: 1702540407**

**INDYMAC BANK      LOAN NUMBER: 1008394452**

**MORTGAGOR(S): ELIZABETH POWELL    AND GERMAN D. HILDAGO**

THIS INSTRUMENT PREPARED BY:

Cynthia W. Williams

Sirote & Permutt, P.C.

2311 Highland Avenue South

P. O. Box 55727

Birmingham, AL. 35255-5727

STATE OF ALABAMA)

COUNTY OF SHELBY)

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Indymac Bank, F.S.B.**, does hereby grant, bargain, sell, and convey unto Grantee, **Fannie Mae a/k/a Federal National Mortgage Association**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 31, according to the Survey of Kingwood, as recorded in Map Book 6, Page 40, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, **Indymac Bank, F.S.B.**, a corporation, has caused this conveyance to be executed by Laura Hescott, its VP, who is duly authorized, on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**Indymac Bank, F.S.B.**

[AFFIX SEAL]

By:  
Its

Laura Hescott VP

STATE OF MN)

COUNTY OF Dakota)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Laura Hescott, whose name as VP of Indymac Bank, F.S.B., 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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

NOTARY PUBLIC

My Commission Expires: 7/11

