

This instrument was prepared by
In Rem REO Services, INC.
by its Attorneys
Boiko and Osimani, P.C.
Ronald S. Osimani
3435-41 N. Lincoln Ave.
Chicago, IL 60657
Phone (773) 296-6100

20080416000155980 1/2 \$40.00
Shelby Cnty Judge of Probate, AL
04/16/2008 02:53:20PM FILED/CERT

(and after recording return to):
Sunday Stephens and Peggy Lowe

SOURCE TITLE AGENCY OF TN, LLC
3931-B GALLATIN PIKE
NASHVILLE, TN 37216

0853324L

Warranty Deed

THE STATE OF ALABAMA

SHELBY COUNTY

Know All Men by These Presents: That in consideration of **One Hundred Twenty Nine Thousand Twenty Eight and 00/100 Dollars (\$129,028.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **IndyMac Bank, F.S.B.**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Sunday Stephens and Peggy Lowe**, (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Marengo Subdivision, Sector 1, as recorded in Map Book 22, Page 123 in the Probate Office of Shelby County, Alabama being situated in Shelby County, Alabama.

Being the same property conveyed to Douglas R. Gans and Tammy M. Gans by Joint Survivorship Deed from Scotch Building & Development Co., Inc. dated September 21, 1998 and recorded on September 23, 1998 in Book 1998, Page 37059, Probate Office for Shelby County, Alabama.

Source Instrument: 20080220000069760
Commonly Known As: 200 West Willow Circle, Calera, Alabama 35040
To Have and to Hold to the said grantee, his, her or their heirs and assigns forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

The Consideration Amount of the Deed being paid by the
Mortgage \$103,222.00

20080416000155980 2/2 \$40.00
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In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 6th day of March, 2008

IndyMac Bank, F.S.B.

Tim Beadnell
By: Tim Beadnell

Title: AVP REO

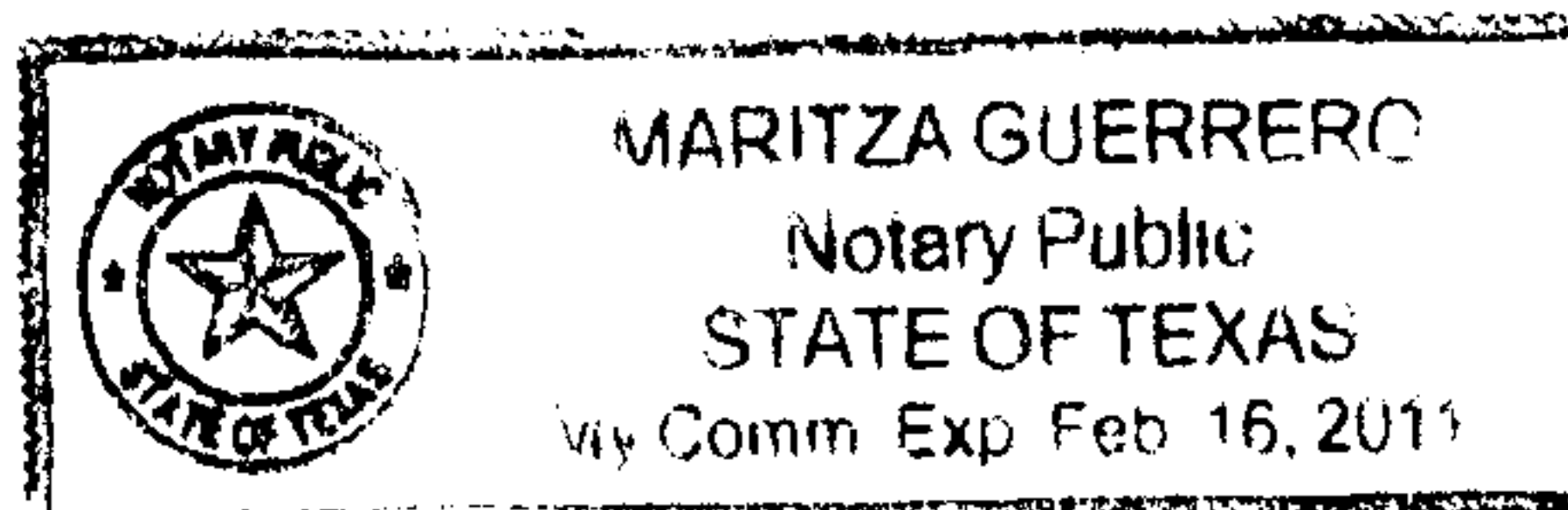
THE STATE OF TEXAS

WILLIAMSON COUNTY

I, Maritza Guerrero, a Notary Public, in and for said County in said State, hereby certify that Tim Beadnell, the Assistant Vice President of IndyMac Bank, F.S.B., whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand this the 6th day of March, 2008

Maritza Guerrero
Notary Public



Shelby County, AL 04/16/2008
State of Alabama
Deed Tax: \$26.00