



20080417000156380 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
04/17/2008 08:17:52AM FILED/CERT

This Instrument Prepared By:
Keri Roth
Morris/Hardwick/Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-080200074S

Send Property Tax Notice to:

81 W. Winterhaven Drive
Alabaster, AL 35007

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) 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

Bridget D. Roper

(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 116 according to the Survey of Summer Brook Sector 5, Phase 2 as recorded in Map Book 21, Page 105, Shelby County, Alabama Records.

Source of Title: BK 20070723000341750

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 BK 20070723000341750.

\$ 150,000.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

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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 12th day of
FEBRUARY, 2008.

Jeff Rhodes
Witness

Mortgage Guaranty Insurance Corporation
Kurt J. Ambrust (Seal)
By: Kurt J. Ambrust
Its: Assistant Vice President

State of WISCONSIN
County of MILWAUKEE

(Corporate Seal)

I, LORETTE F. SEIDNER, the undersigned authority, a Notary Public, in and for said County
in said State, hereby certify that KURT J. AMBRUST whose name as ~~President~~ of Mortgage
Guaranty Insurance Corporation ASST. VICE PRESIDENT
, 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 12th day of FEBRUARY, 2008.

Lorette F. Seidner
Notary Public
My Commission Expires: _____
[Seal]

81 Winterhaven Drive
Alabaster, AL, 35007
Servicer Loan #:

LORETTE F. SEIDNER
Notary Milwaukee County, Wisconsin
Commission Expires 2/22/09