

20080618000248750 1/3 \$226.50  
Shelby Cnty Judge of Probate, AL  
06/18/2008 12:46:48PM FILED/CERT

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

Shelby County, AL 06/18/2008  
State of Alabama  
Deed Tax: \$209.50

(and after recording return to):

Resource Title Agency of Tennessee  
RESOURCE TITLE AGENCY OF TN, LLC  
3931-B GALLATIN PIKE  
NASHVILLE, TN 37216

SPECIAL WARRANTY DEED

085326AL

Source:

CONSIDERATION \$391,056.00

ADDRESS NEW OWNER(S) AS FOLLOWS: SARAH PROPPER AND KARSTEN PROPPER (name)	SEND TAX BILL TO: SAME AS NEW (name) OWNER	MAP-PARCEL NUMBERS: 28-35-3-000-001-009-RR-00 10-1-020-003-050-059
2532 INVERNESS POINT DRIVE (address)	(address)	
Birmingham AL 35242 (city) (state) (ZIP)	(city) (state) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, **INDYMAC BANK, F.S.B.**, SAID GRANTOR DOES HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO **SARAH PROPPER AND KARSTEN PROPPER**, AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN   \*   COUNTY, STATE OF ALABAMA, DESCRIBED AS FOLLOWS, TO-WIT:   \* Shelby & Jefferson County    
**SEE ATTACHED LEGAL DESCRIPTION**

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Mineral reservations of record, if any.

Unimproved ☐


This is ☐ Improved property, known as **2532 INVERNESS POINT DRIVE, BIRMINGHAM, AL 35242**

TO HAVE AND THE HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantees SARAH PROPPER AND KARSTEN PROPPER and his/her/their assigns, forever.

Said IndyMac Bank, F.S.B., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said IndyMac Bank, F.S.B., has executed this deed this 29<sup>th</sup> day of May 2008

IndyMac Bank, F.S.B.

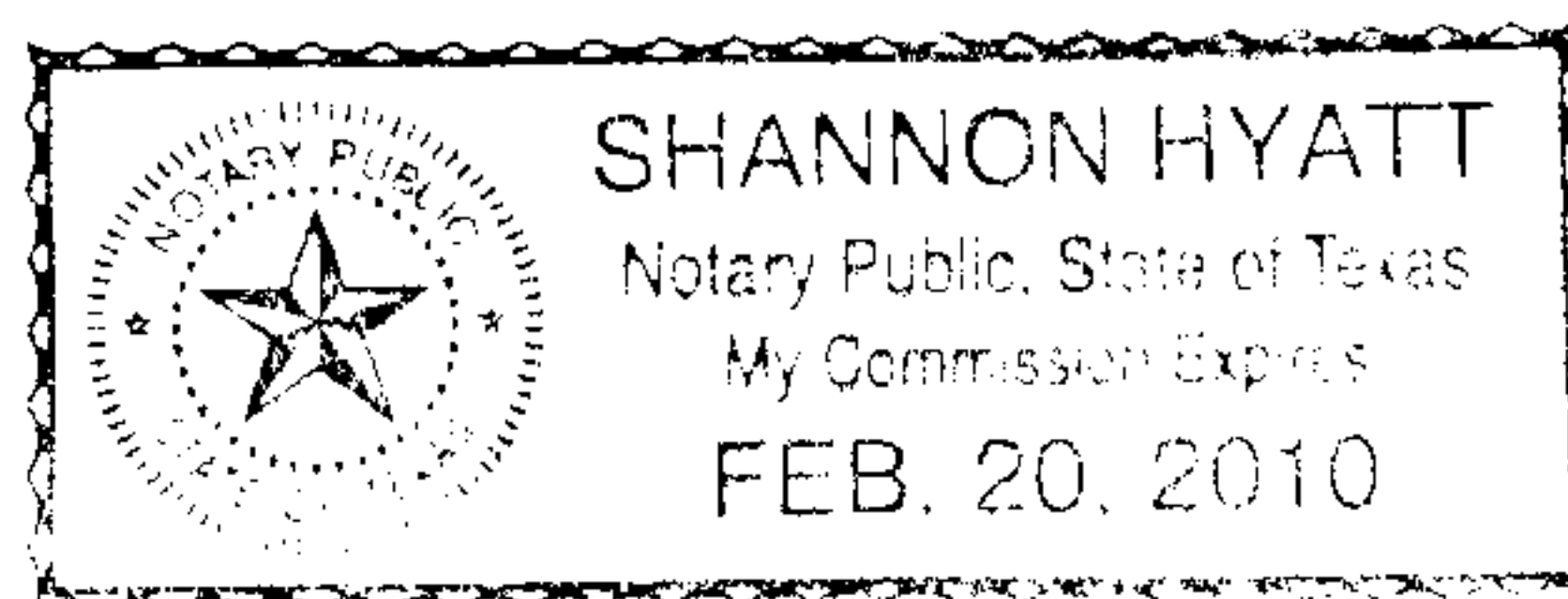
  
Tim Beadnell  
AVP REO

STATE OF TEXAS

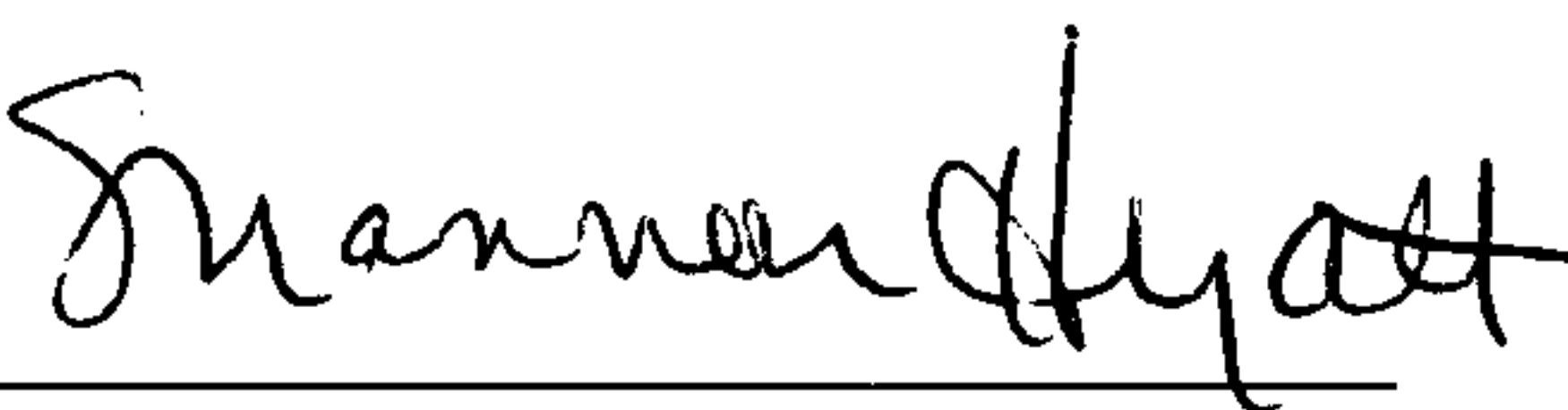
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned a Notary Public in and for the State and County aforesaid, appeared Tim Beadnell, known to me of satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP REO of IndyMac Bank, F.S.B., the within named bargainor and that he as such AVP REO, being authorized so to do, executed the foregoing instrument for the purposed therein contained.

Witness my hand and Notarial Seal this 29 day of May 2008.



My Commission expires: \_\_\_\_\_

  
Notarial Public

Return to:

Escrow File No.: 085326.AL

**EXHIBIT "A"**

**Lot 9, in Block 4, according to the survey of Inverness Point, Phase II, as recorded in Map Book 13, Page 19, in the Probate Office of Shelby County Alabama and Map Book 159, Page 30, in the Probate Office of Jefferson County, Alabama.**

**Being the same property conveyed to IndyMac Bank, F.S.B by Foreclosure Deed from Michael Corvin, Auctioneer and Attorney-in-Fact dated January 22, 2008 and recorded in Shelby County Probate Office on February 5, 2008 in Instrument No. 20080205000046930.**