

20080801000309740 1/2 \$149.00  
Shelby Cnty Judge of Probate, AL  
08/01/2008 11:19:20AM FILED/CERT

Shelby County, AL 08/01/2008  
State of Alabama

Deed Tax: \$135.00

This Instrument Prepared By:  
Paul Kemp  
Morris|Hardwick|Schneider, LLC  
3535 Grandview Parkway, Suite 610  
Birmingham, AL 35243  
ALQ-080700040S

Send Property Tax Notice to:

4045 Greystone Drive  
Birmingham, AL 35242

### Special Warranty Deed

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred Forty Thousand and 00/100 Dollars (\$540,000.00) cash in hand paid to

**Mortgage Electronic Systems, Inc.**

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

**Issac David**

(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 12, according to the map and survey of Greystone 1st Sector, 1st Phase as recorded in Map Book 14, Page 91, in the Probate Office of Shelby County, Alabama.**

**Property Address: 4045 Greystone Drive, Birmingham, AL 35242**  
**Parcel ID Number: 03-8-33-0-002-056.000**

Source of Title: Instrument #20071018000484470

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 Instrument #20071018000484470.**

**\$-405,000.00** of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

Property Address: 4045 Greystone Drive, Birmingham, AL 35242  
AL\_SpecialWarrantyDeed.rdw

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IN WITNESS WHEREOF, Mortgage Electronic Systems, Inc., has caused these present to be executed in its name and on its behalf as aforesaid, on this 16 day of July, 2008.

Sandra Young  
Witness Sandra Young

Mortgage Electronic Systems, Inc.

Robert Harbman (Seal)  
By: ROBERT HARBMAN  
Its: VP

State of TEXAS  
County of DALLAS

(Corporate Seal)

I, Shaniquia Clark, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that ROBERT HARBMAN, VP whose name as VP President of Mortgage Electronic Systems, Inc., 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 16 day of July, 2008

Shaniquia Clark  
Notary Public  
My Commission Expires: 9-9-2010  
[Seal]

4045 Greystone Drive  
Birmingham, AL, 35242  
Servicer Loan #:

