

This Instrument Prepared By:

Paul Kemp
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-080700321S

Send Property Tax Notice to:

State of Alabama
County of Shelby

Shelby County, AL 09/02/2008
State of Alabama

Deed Tax: \$196.00

Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Ninety Five Thousand Nine Hundred and 00/100 Dollars (\$195,900.00) cash in hand paid to

Franklin Bank SSB

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

Tobia N. Joseph, Jr. and Laura Yates Joseph

(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 426, according to the survey of amended map of Old Cahaba Lakewood Sector, as recorded in Map Book 25, Page 26, in the Probate Office of Shelby County, Alabama.

Property Address: 2225 Old Cahaba Place, Helena, AL 35080

Parcel ID Number: 13-4-20-1-004-026.000

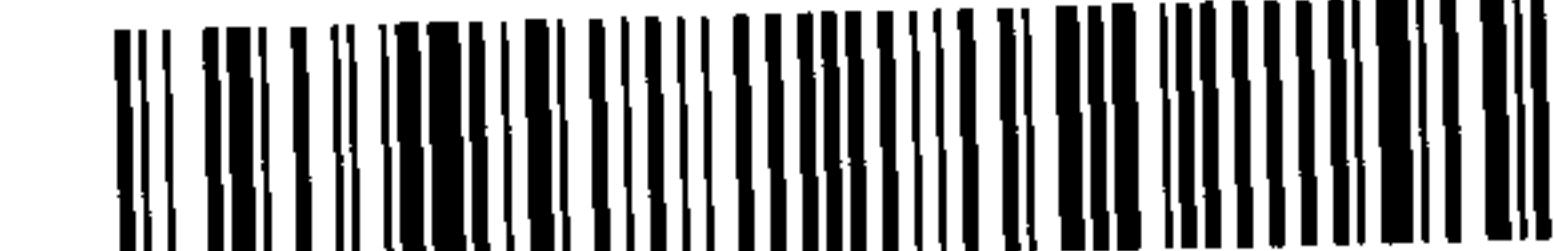
Source of Title: Book 670, Page 348

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 Book 670, Page 348.

\$ 180,000 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.



20080902000349520 2/2 \$210.00
Shelby Cnty Judge of Probate, AL
09/02/2008 01:15:59PM FILED/CERT

IN WITNESS WHEREOF, Franklin Bank SSB, has caused these present to be executed in its name and on its behalf as aforesaid, on this 14th day of July, 2008.

ACNictoria
Witness

Franklin Bank SSB

Kelley C. Lee
(Seal)
By: Kelley C. Lee
Its: EVP

State of Texas
County of Harris

(Corporate Seal)

I, Ylida Marta Blanco, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Kelley C. Lee whose name as President of Franklin Bank SSB, 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 14th day of July, 2008

Notary Public
My Commission Expires: 08-16-08

[Seal]

2225 Old Cahaba Place
Helena, AL, 35080
Servicer Loan #:

Property Address: 2225 Old Cahaba Place, Helena, AL 35080
AL_SpecialWarrantyDeed.rdw

BRR-0807003218