

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:

**Special Warranty Deed**

State of Alabama  
County of Shelby

Shelby County, AL 09/02/2008  
State of Alabama  
Deed Tax: \$196.00

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.**

\$ 180,720.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

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.

ACWictoria  
Witness

Franklin Bank SSB

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

State of Texas  
County of Harris

(Corporate Seal)

I, Ylda 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

Ylda Marta Blanco  
Notary Public

My Commission Expires: 08-16-08

[Seal]

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