

INVESTOR NUMBER: 1460294849

FLAGSTAR BANK, F. S. B.

LOAN NO. 501577882

MORTGAGOR(S): RICKY J. CATALOGNA

THIS INSTRUMENT PREPARED BY:

Colleen McCullough
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Mortgage Electronic Registration Systems, Inc., solely as nominee for Flagstar Bank, FSB**, does hereby grant, bargain, sell, and convey unto Grantee, **Federal Home Loan Mortgage Corporation**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 207, according to the Survey of Cedar Grove at Sterling Gate,
Sector 2, Phase 5, as recorded in Map Book 28, Page 91, in the
Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FLAGSTAR BANK, FSB**, a corporation, has caused this conveyance to be executed by JOAN H. ANDERSON, its VICE PRESIDENT, who is duly authorized, on the 17th day of October, 2008.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR FLAGSTAR BANK, FSB**

[AFFIX SEAL]

By: 

Its: JOAN H. ANDERSON, VICE PRESIDENT

STATE OF MICHIGAN

COUNTY OF OAKLAND

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that JOAN H. ANDERSON, whose name as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FLAGSTAR BANK, FSB, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 17th day of October, 2008.


Notary Public

My Commission Expires: _____

BRIAN J. SZADEK
NOTARY PUBLIC, COUNTY OF MACOMB, MI
My Commission Expires 06/22/2012
Acting in Oakland County, MI