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20081106000430740 1/3 \$18.00
Shelby Cnty Judge of Probate,AL
11/06/2008 01:01:32PM 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# 773-549-1000

RONALD OSIMANI

(and after recording return to):
Resource Title Agency of Tennessee

RESOURCE TITLE AGENCY OF TN, LLC
3931-B GALLATIN PIKE SPECIAL WARRANTY DEED
NASHVILLE, TN 37216

Source:

ADDRESS NEW OWNER(S) AS FOLLOWS: BRANDY W. CARDWELL AND ERIC L .CARDWELL (name)	SEND TAX BILL TO: BRANDY W. CARDWELL AND ERIC L .CARDWELL (name)	MAP-PARCEL NUMBERS: 23-2-10-3-001-006.000
1468 CARIBBEAN CIRCLE (address)	<i>SAME</i> (address)	
ALABASTER, AL 35007 (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 FEDERAL BANK, F.S.B. IN CONSERVATORSHIP**, SAID GRANTOR DOES HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO **BRANDY W. CARDWELL AND ERIC L .CARDWELL**, 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 **SHELBY COUNTY**, STATE OF ALABAMA, DESCRIBED AS FOLLOWS, TO-WIT:
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
Commonly known as: **1468 CARIBBEAN CIRCLE, ALABASTER, AL 35007**

TO HAVE AND THE HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **BRANDY W. CARDWELL AND ERIC L .CARDWELL** and their assigns, forever.

Said **INDYMAC FEDERAL BANK, F.S.B. IN CONSERVATORSHIP**, 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.


This instrument is executed pursuant to the authority granted in that certain Power of Attorney of record in Book _____, Page _____, or Instrument# _____, in the official records of the aforementioned County.

20081106000430720

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$ 142,000.00

IN WITNESS WHEREOF, the said **INDYMAC FEDERAL BANK, F.S.B. IN CONSERVATORSHIP**, has executed this deed this 18th day of September 2008

INDYMAC FEDERAL BANK, F.S.B. IN CONSERVATORSHIP



Attorney-in-Fact **Tim Beadnell**
Vice President
HLS-REO


STATE OF Texas

COUNTY OF Williamson

I, Melly Cwrobel, a Notary in and for said County, in said State hereby certify that Tim Beadnell whose name as a Attorney in Fact for IndyMac Federal Bank, F.S.B. in Conservatorship, a corporation, is signed to the foregoing Special Warranty Deed and who is known to me, acknowledged before me on this day, that being informed of the contents of said Special Warranty Deed, he as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity Attorney in Fact for IndyMac Federal Bank, F.S.B. in Conservatorship as aforesaid.

Given under my hand this the 24 day of September, 2008.

My Commission expires: 5/5/2012



Notarial Public



C. WROBEL
Notary Public
STATE OF TEXAS
My Commission Expires
May 05, 2012



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EXHIBIT "A"

Lot 11, Block 4 according to the Map and Survey of Southwind, Third Sector, as recorded in Map Book 7, Page 25 A&B in the Probate Office of Shelby County, Alabama, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tanya Hiers by Warranty Deed from Sherman Holland Jr., married, dated November 28, 2005 and recorded on December 1, 2005 in Instrument No. 20051201000622370, Probate Office for Shelby County, Alabama.

Said property being further conveyed to Indymac Bank F.S.B by Foreclosure Deed from Michael Corvin, Auctioneer and Attorney-in-Fact, dated March 4, 2008 and recorded on April 2, 2008 in Instrument No. 20080402000132750, said Probate Office.

Being further conveyed to Indymac Federal Bank, F.S.B. by Quitclaim Deed from Federal Deposit Insurance Corporation, as Receiver for Indymac Bank, F.S.B. dated September 18, 2008 and being recorded simultaneously herewith in Instrument No. 20081106000430730, said Probate Office.