



20081210000462480 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
12/10/2008 12:27:46PM FILED/CERT

Shelby County, AL 12/10/2008  
State of Alabama

Deed Tax: \$2.00

This Instrument Prepared By:

Paul M. Kemp

Morris|Hardwick|Schneider, LLC

3535 Grandview Parkway, Suite 610

Birmingham, AL 35243

BRR-081100493S

Send Property Tax Notice to:

243 High Ridge Dr.

Pelham, AL 35124

### Special Warranty Deed

State of

County of

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00) cash in hand paid to

**Mortgage Guaranty Insurance Corporation**

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

**Kristen M. Grattias**

(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 116, according to the Survey of Final Plat of High Ridge Village, Phase 5, as recorded in Map Book 29, Page 132, in the Probate Office of Shelby County, Alabama. Being the same property conveyed to James Hepler by Corporation Warranty Deed dated March 31, 2003 and recorded April 2, 2003 in Instrument No. 20030402000195240, in the Judge of Probate's Office of Shelby County, Alabama.

Property Address: 243 High Ridge Drive, Pelham, AL 35124

Parcel ID#13-7-25-3-005-047.000

Source of Title: Instrument #20071212000560390

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 #20071212000560390.

\$ 138,380<sup>00</sup> of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

Property Address: 243 High Ridge Dr, Pelham, AL 35124

AL\_SpecialWarrantyDeed.rdw

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**RECORDER'S MEMORANDUM**  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction.

IN WITNESS WHEREOF, Mortgage Guaranty Insurance Corporation, has caused these present to be executed in its name and on its behalf as aforesaid, on this 19th day of NOVEMBER, 2008.

*Ceryl Luedke*  
Witness CHERYL LUEDKE

Mortgage Guaranty Insurance Corporation

*Kurt J. Armburst* (Seal)  
By: KURT J. ARMBURST  
Its: ASST. VICE PRESIDENT

State of WISCONSIN  
County of MILWAUKEE

(Corporate Seal)

I, LORETTE F. SEIDNER, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that KURT J. ARMBURST whose name as President of Mortgage Guaranty Insurance Corporation, 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 19th day of NOVEMBER, 2008.

*Lorette F. Seidner*  
Notary Public  
My Commission Expires: 2/22/09  
[Seal]

243 High Ridge Dr  
Pelham, AL, 35124  
Servicer Loan #:

**LORETTE F. SEIDNER**  
Notary Milwaukee County, Wisconsin  
Commission Expires 2/22/09