

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Wendy Guillory

109 Willow Cove DR
Calera AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of ninety-four thousand and 00/100 Dollars (\$94,000.00) to the undersigned, Flagstar Bank, FSB, a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Wendy Guillory, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 49, according to the Resurvey of Carrington Subdivision, Sector II, as recorded in Map Book 26, Page 141, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Restrictions as shown on recorded plat. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20070620000288510, in the Probate Office of Shelby County, Alabama.

\$ 92,775.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
23 day of December, 2008.

Flagstar Bank, FSB

By: _____

Its

JOAN ANDERSON
EXECUTIVE 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 Anderson, whose name as Ex. Vice President of 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, as such officer and with full authority, executed the same voluntarily for and as the act of
said corporation.

Given under my hand and official seal, this the 23rd day of December, 2008.

BARBARA DORE
Notary Public, Macomb County, MI
Acting in Oakland County
My Commission Expires Sept. 24, 2012

Barbara Dore
NOTARY PUBLIC
My Commission expires: 9-24-2012
AFFIX SEAL

2008-003151

Shelby County, AL 02/05/2009
State of Alabama

Deed Tax: \$1.50