

Consideration \$5900.00

07-210

Shelby County, AL 06/17/2009
State of Alabama
Deed Tax : \$59.00

20090617000232700 1/2 \$73.00
Shelby Cnty Judge of Probate, AL
06/17/2009 01:54:46 PM FILED/CERT

LIMITED WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Amtrust Bank, a **federal savings bank** (the "Grantor"), 200 Amtrust Bank Plaza, 1801 East Ninth Street, Cleveland OH 44114, which claims title by or through of the records of Cuyahoga County, OH for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received from Torrealba Territories LLC, its successors and / or assigns as their respective interests may appear (the "Grantee"), does GIVE, GRANT, BARGAIN, SELL and CONVEY unto said Grantee, the Grantee's heirs, legal representatives, successors and assigns the real property located in Shelby County, Alabama particularly described as follows:

KNOWN AS: 506 Navajo Circle Alabaster, Alabama 35007
SEE ATTACHED EXHIBIT A

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, the Grantee's heirs, legal representatives, successors and assigns forever.
And the Grantor covenants with the Grantee that Grantor is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as above written, and represents and warrants that the same are free from all liens, claims and encumbrances created by or through Grantor, except for real estate taxes and assessments, general and special, which are a lien but not yet due and payable, and any and all other liens, claims and encumbrances created by or through Grantee, and that Grantor will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee, their heirs, legal representatives, successors and assigns, against all lawful claims and demands made by any person claiming by or through Grantor, except as aforesaid.

IN WITNESS WHEREOF, Grantor has signed and acknowledged this Limited Warranty Deed as of 06/01/09

Signed and Acknowledged
in the Presence of:
Tera King
PATRICIA L. SMITH
State of Ohio)

Amtrust Bank, a federal savings bank
Robert P. Gillespie
Robert P. Gillespie Executive Vice President

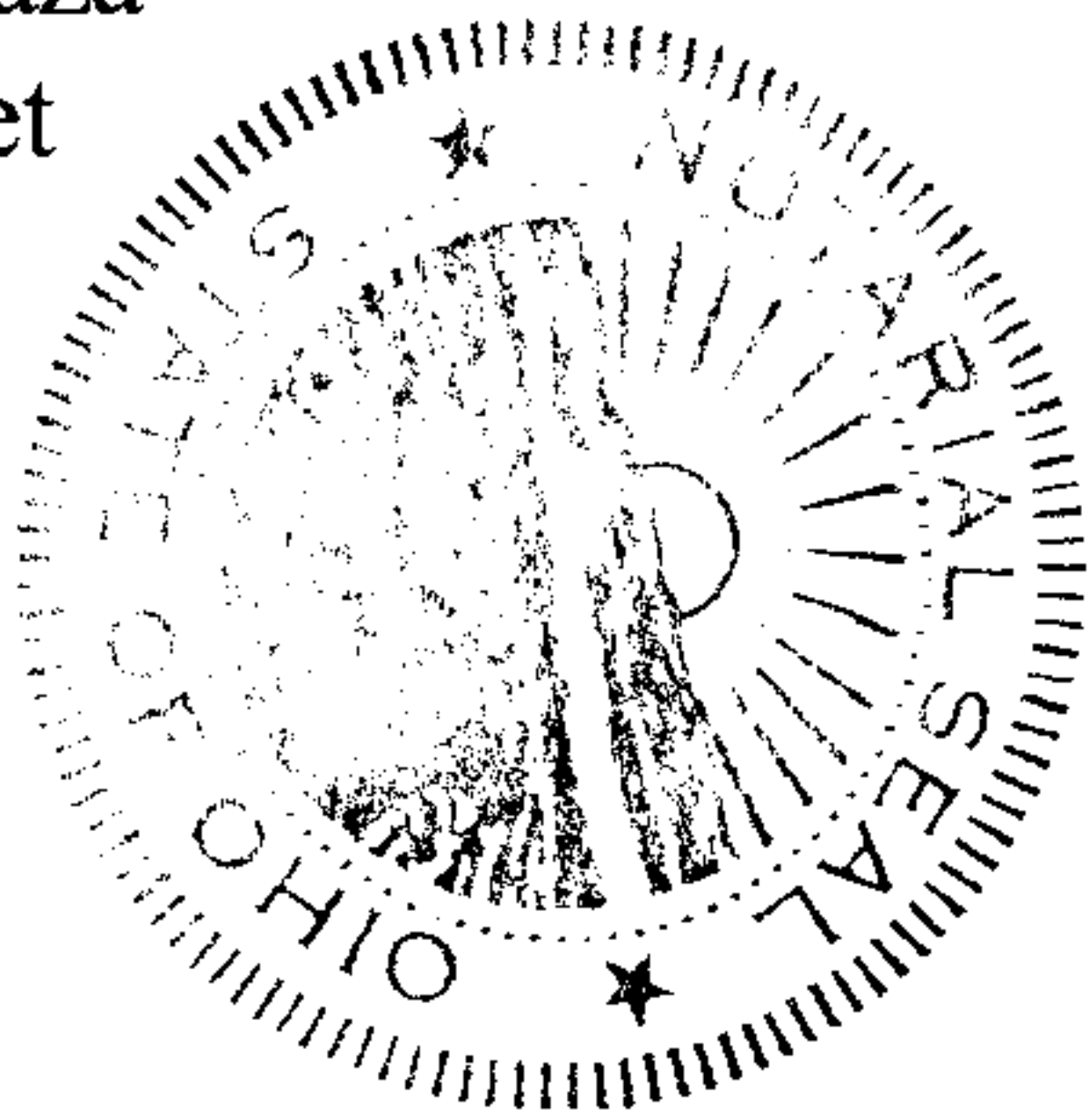
) SS:
County of Cuyahoga)

Before me, a Notary Public in and for County and State, on this 1st day of June 2009, personally appeared the above named Robert P. Gillespie Executive Vice President of Amtrust Bank, a federal savings bank, who acknowledged to me that, with due authorization and as such officer, he did sign the foregoing instrument of said federal savings bank, and that the same was his free act and deed, individually and as such officer, and the free act and deed of said federal savings bank.

(SEAL)

This instrument Prepared By:
Amtrust Bank
200 Amtrust Bank Plaza
1801 East Ninth Street
Cleveland OH 44114

Notary Public
My Commission expires on _____



Patricia L. Smith

PATRICIA L. SMITH
Notary Public, State of Ohio
My Commission Expires March 28, 2011
(Recorded in Lorain County)

4/3/140

EXHIBIT A
LEGAL DESCRIPTION

20090617000232700 2/2 \$73.00
Shelby Cnty Judge of Probate, AL
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**LOT 8, FERNWOOD, SECOND SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 63,
IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**