20090619000237580 1/2 \$52.50 Shelby Cnty Judge of Probate, AL 06/19/2009 01:49:30 PM FILED/CERT

Shelby County, AL 06/19/2009

State of Alabama Deed Tax : \$38.50

This Instrument Prepared By:
Paul M. Kemp
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-090400120S

Send Property Tax Notice to:

137 Sterling Gate Dr. Alabaster, AL 35007

Special Warranty Deed

State of Alabama County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Ninety Three Thousand and 00/100 Dollars (\$\frac{\$193,000:00}{2000}) cash in hand paid to

Morequity, Inc.

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

Anand W. David

(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 58, according to the Survey of Sterling Gate, Sector 2, Phase 1, as recorded in Map Book 26, Page 29, Shelby County, Alabama Records.

Property Address: 137 Sterling Gate Drive, Alabaster, AL 35007 Parcel ID#23-2-03-3-003-011.000

Source of Title: Instrument #200904150000138000

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, 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 #200904150000138000.

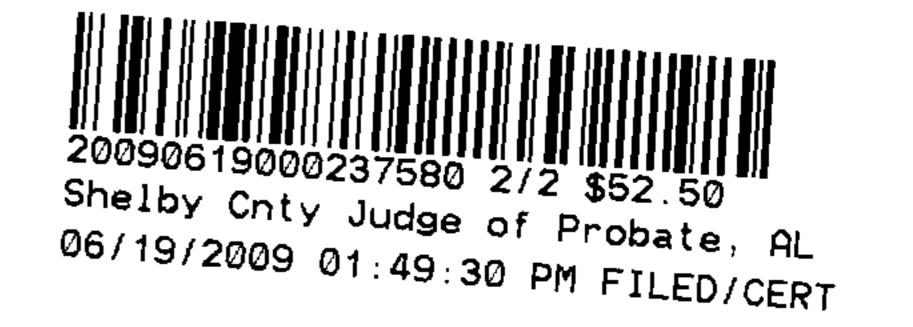
\$153,040 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

Property Address: 137 Sterling Gate Drive, Alabaster, AL 35007

AL_SpecialWarrantyDeed.rdw

BRR-090400120S

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



• • • • • • • • • • • • • • • • • • •		ic., has caused these present to be executed in its name and on its behan as
aforesaid, on this	day of	May.
		Managerite: Tra
· .		Morequity, Inc.
		BY: Graff Sed X
• • • • • •		Dan R. Becker, Asst Vice President
		ATTEST:
State of $India $ County of $Vand$	ana	Jeff Schutte Assistant Secretary
County of Vand	lerburgh	
•	/ !	the undersigned authority, a Notary Public, in and for said County Becker whose name as Asst Vice President of the conveyance, and who are known to me, acknowledged before me on
in said State, hereby	certify that	Becker whose name as Asst Vice President of
Moreguity, Inc., are	signed to the forego	ing conveyance, and who are known to me, acknowledged before me on
this day that, being in	formed of the conte	hts of the conveyance they, as such officers and with full authority,
		he act of said corporation, acting in their capacity as aforesaid on the day
that bears the same d	_	
		1 th 1 h
Given under	my hand and officia	seal this $\frac{6^{H}}{6}$ day of $\frac{May}{M}$, $\frac{200f}{6}$
: :		
· · · · · · · · · · · · · · · · · · ·		Chile 1- 790ages
; :		Notary Public
		My Commission Expires: A. Hodes 206
· · · · · · · · · · · · · · · · · · ·		FReelit Vandorburgh County, IN
*** 		Resident of Vanderburgh Country, in Countr
137 Sterling Gate D	rive	Weight Collinia 22 or the Collin
Alabaster, AL, 3500	7	
Servicer Loan #: NO	NE	

Property Address: 137 Sterling Gate Drive, Alabaster, AL 35007

AL_SpecialWarrantyDeed.rdw

BRR-090400120S