



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 (~~\$193,000.00~~) cash in hand paid to  
191,300.00  
Morequity, Inc.

(hereinafter 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,  
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 #200904150000138000.

\$ 153,040<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: 137 Sterling Gate Drive, Alabaster, AL 35007  
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 photo-  
graphic reproduction.

IN WITNESS WHEREOF, Morequity, Inc., has caused these present to be executed in its name and on its behalf as aforesaid, on this 6<sup>th</sup> day of May, 2009.

Morequity, Inc.

BY: [Signature] X

Dan R. Becker, Asst Vice President

ATTEST:

[Signature]  
**Jeff Schutte** Assistant Secretary

State of Indiana  
County of Vanderburgh

I, Julie A. Hodges, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Dan R. Becker whose name as Asst Vice President of Morequity, Inc., 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 6<sup>th</sup> day of May, 2009.

[Signature]  
Notary Public

My Commission Expires: 4-13-2016



[Signature]  
Resident of Vanderburgh County, IN  
Commission Expires: April 13, 2016

137 Sterling Gate Drive  
Alabaster, AL, 35007  
Servicer Loan #: NONE

Property Address: 137 Sterling Gate Drive, Alabaster, AL 35007  
AL\_SpecialWarrantyDeed.rdw

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