



20090930000371450 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
09/30/2009 12:25:40 PM FILED/CERT

**INVESTOR NUMBER: 1699540733**

**Flagstar Bank, F. S. B.**

**LOAN NO. 500273419**

**MORTGAGOR(S): JAYMA L. NEAL**

THIS INSTRUMENT PREPARED BY:

Colleen McCullough  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
P. O. Box 55727  
Birmingham, AL 35255-5727

STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Mortgage Electronic Registration Systems, Inc., solely as nominee for Flagstar Bank, FSB**, does hereby grant, bargain, sell, and convey unto Grantee, **Fannie Mae a/k/a Federal National Mortgage Association**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 239, according to the Survey of Savannah Pointe, Sector II,  
Phase I, as recorded in Map book 25, Page 115, in the Probate  
Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FLAGSTAR BANK, FSB**, a corporation, has caused this conveyance to be executed by **ROBERT R. STOUDÉMIRE**, its VICE PRESIDENT, who is duly authorized, on the 25 day of September 2009.



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**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS  
NOMINEE FOR FLAGSTAR BANK, FSB**

[AFFIX SEAL]

By: ROBERT R. STOUDEMIRE  
Its: 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 ROBERT R. STOUDEMIRE, whose name as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR 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, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 25 day of September 2009.

Bonita E. Urbats

Notary Public

My Commission Expires: **BONITA E. URBATS**  
NOTARY PUBLIC, OAKLAND COUNTY, MI  
~~My Commission Expires 11/09/2011~~  
Acting in the County of Oakland

Grantee's Address:

FANNIE MAE

PO BOX 650043

Dallas, TX 75265-0043