


This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt P.C.

2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Lois Lee Sourbeer  
Niki Lee Hurst, Vincent Gerald  
Sourbeer, Jr.  
1016 Westwick Circle  
Birmingham, AL 35242

**SPECIAL WARRANTY DEED**

  
20091026000401170 1/2 \$315.00  
Shelby Cnty Judge of Probate, AL  
10/26/2009 01:49:49 PM FILED/CERT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three hundred thousand and 00/100 Dollars (\$300,000.00) to the undersigned, Flagstar Bank, FSB, a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Lois Lee Sourbeer, Niki Lee Hurst, and Vincent Gerald Sourbeer, Jr., (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1212, according to the Map of Highland Lakes, 12th Sector, Phase 1, an Eddleman Community, as recorded in Map Book 26, Page 137, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, A Residential Subdivision, as recorded in Inst. #1994-07111 and amended in Inst. #1996-17543 and further amended in Inst. #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, A Residential Subdivision, 12th Sector, Phase I, recorded as Inst. #2000-20771 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

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 Grantees herein assume and agree to pay.
3. Restrictions and covenants appearing of record in Inst. #1998-15147; Inst. #1994-7111; Inst. #1996-17543 and Inst. #2000-20771.
4. Cable Agreement as set out in Inst. #1997-33476.
5. Right-of-way granted to Birmingham Water and Sewer Board recorded in Inst. #1997-4027 and Inst. #1995-34035.
6. Restrictions appearing of record in Inst. No. 2000-38194.
7. 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. 20071102000507240, in the Probate Office of Shelby County, Alabama.

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.

Shelby County, AL 10/26/2009  
State of Alabama  
Deed Tax : \$300.00

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 21<sup>st</sup> day of October, 2009.

Flagstar Bank, FSB

By: \_\_\_\_\_

Its \_\_\_\_\_

AVIVA BUSH, VICE PRESIDENT

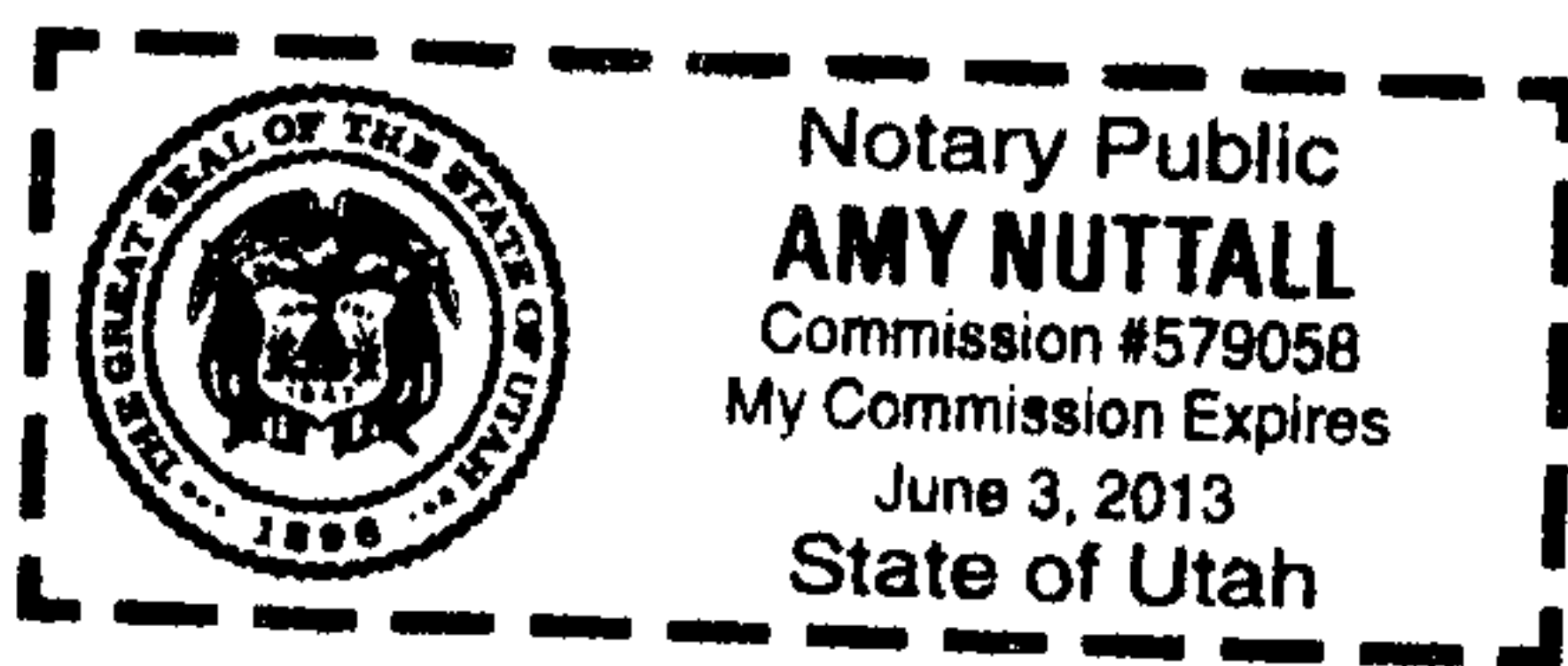
Green River Capital, LC attorney in fact

STATE OF Utah

COUNTY OF Salt Lake


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aviva Bush, whose name as 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 21<sup>st</sup> day of October, 2009.



Amy Nuttall  
NOTARY PUBLIC  
My Commission expires: 6-3-13  
AFFIX SEAL

2008-004830

  
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