

20091105000414080 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/05/2009 12:04:39 PM FILED/CERT

INVESTOR NUMBER: 327738081

Indymac Federal Bank, FSB CM #: 45531-PEN

MORTGAGOR(S): LISA A. PENDER AND HEATH ALAN PENDER

THIS INSTRUMENT PREPARED BY:

Cynthia W. Williams
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, **OneWest Bank FSB**, does hereby grant, bargain, sell, and convey unto Grantee, **Federal Home Loan Mortgage Corporation**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 17, according to the Survey of Oakwood Village, Phase 2, as
recorded in Map Book 20, Page 81, 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.



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IN WITNESS WHEREOF, **ONEWEST BANK FSB**, a corporation, has caused this conveyance to be executed by JC San Pedro, its Authorized Signatory, who is duly authorized, on the 17 day of July, 2009.

ONEWEST BANK FSB

[AFFIX SEAL]

By: JC San Pedro
Its: JC San Pedro Authorized Signatory

STATE OF TX

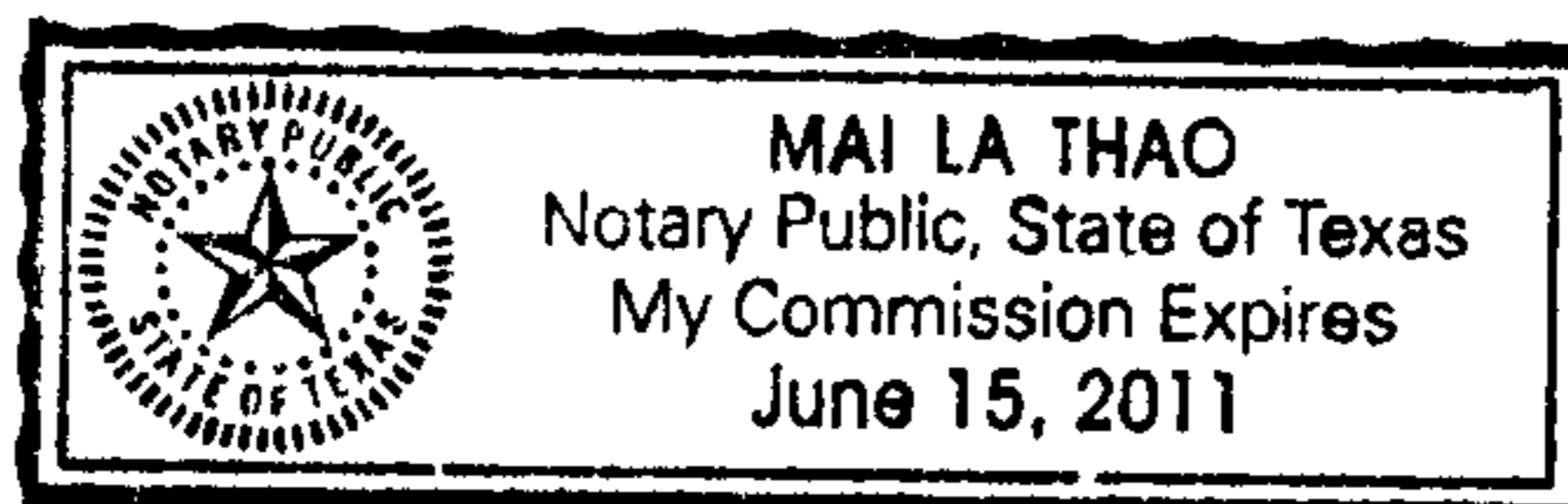
COUNTY OF Williamson

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that JC San Pedro, whose name as Authorized Signatory of ONEWEST 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 17 day of July, 2009.

Mai Thao
Notary Public **Mai Thao**

My Commission Expires: 6-15-2011



Please Send Tax Notices to:
Indymac Federal Bank, FSB
Foreclosure Department

7700 W. Parmer Lane

Building D

1st Floor
Austin, TX 78729