

20091230000475860 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
12/30/2009 12:23:45 PM FILED/CERT

FDIC ASSET NO: 10007075964

After Recording Mail Deed &
Send Tax Bills to:

Bracey E. Ratliff Jr. and Donna M. Ratliff
1008 Lakeshore Circle
Birmingham, AL 35244

SPECIAL WARRANTY DEED

THIS INDENTURE made this 10th day of December, 2009, between the FDIC as Receiver of IndyMac Federal Bank, FSB, hereinafter called Grantor, and Bracey E. Ratliff Jr. and Donna M. Ratliff, _____, hereinafter called Grantee (the words "Grantor" and "Grantee" to include his/her/their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Three Hundred Seven Thousand and 00/100 Dollars (\$307,000.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee the following real property, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

\$313,600.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to all easements, rights-of-way, exceptions, covenants, conditions, restrictions, encroachments, reservations, encumbrances, access limitations, and all other matters or conditions affecting the Property (including any Objections Seller has declined to cure and Purchaser has waived).

TO HAVE AND HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in fee simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the lawful claims and demands of all persons claiming by, through or under the above-named Grantor, but against none other.

The undersigned executes this instrument pursuant to authority granted to it by a Limited Power of Attorney, a copy of which is attached hereto as Exhibit "B".



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IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

FDIC as Receiver of IndyMac Bank, FSB

By: _____

Title: Attorney-in-fact

CESAR A PIETRI
ATTORNEY-IN-FACT

WITNESS

Printed Name: _____

WITNESS

Printed Name: _____

STATE OF TEXAS
COUNTY OF DALLAS

On this 10th day of December, 2009 before me the undersigned Notary Public of the State and County aforesaid, personally appeared Cesar Pietri, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, to be the person who executed the foregoing instrument in behalf of FDIC as Receiver of IndyMac Bank, FSB and who, upon oath, acknowledged himself/herself to be the attorney-in-fact for FDIC as Receiver of IndyMac Bank, FSB, the within-named bargainor, and that he/she as such Attorney-in-fact executed the foregoing instrument as the free act and deed of said FDIC as Receiver of IndyMac Bank, FSB.

WITNESS my hand and official seal at office this 10th day of December, 2009.

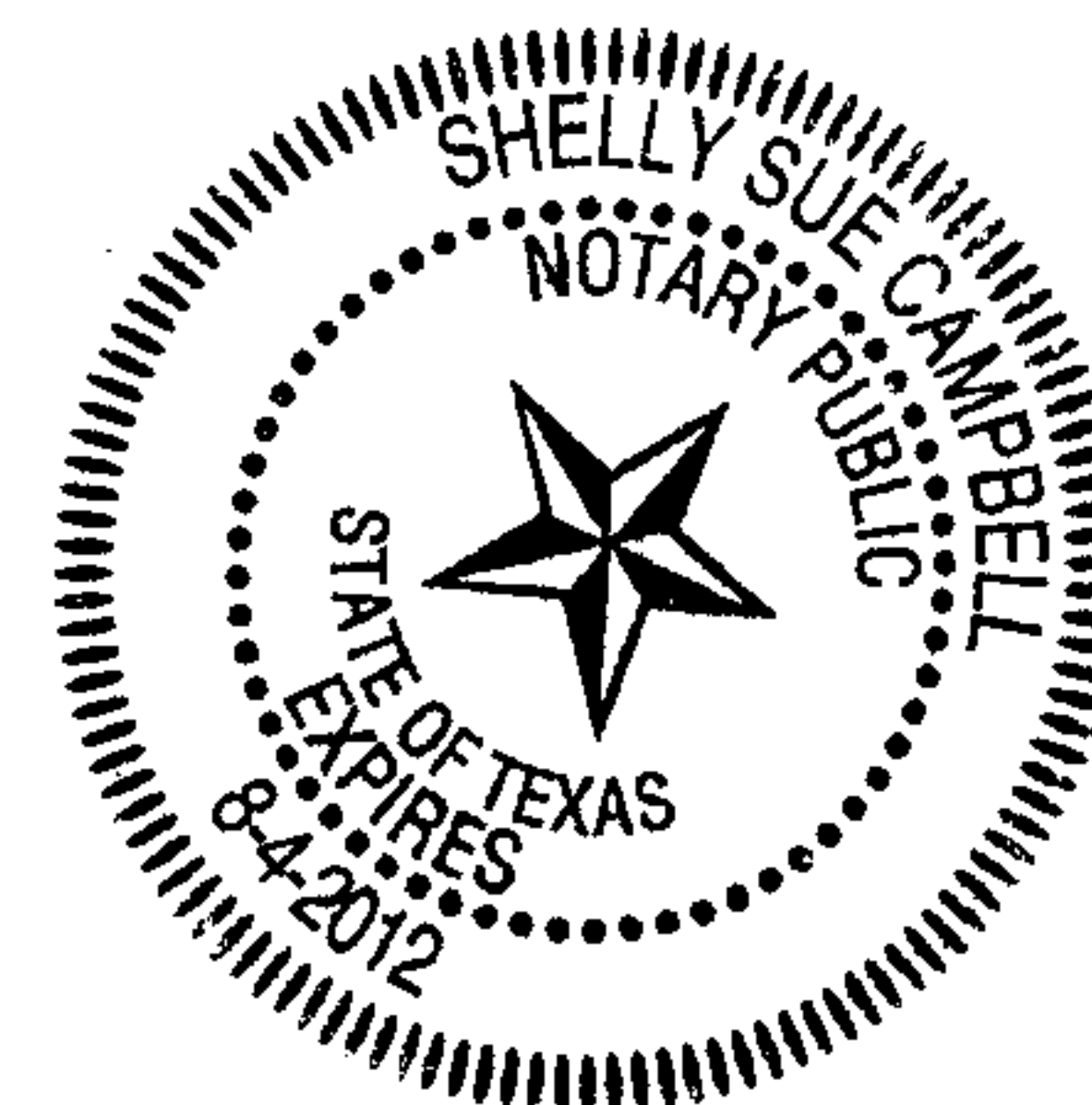
Shelly Campbell
 Notary Public

My Commission Expires: 8/4/2012

SELLER'S ADDRESS: 1601 Bryan Street, Energy Plaza, Dallas, TX 75201

PREPARED BY: Fearnley & Califf, PLLC, 6389 N. Quail Hollow Road, Suite 202, Memphis, TN 38120

RECORDING REQUESTED BY: , , ,





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Exhibit "A"
LEGAL DESCRIPTION

Lot 16, according to the final Plat of Grand Oaks, as recorded in Map Book 31, Page 68, in the Probate Office of Shelby County, Alabama.

End of legal description.

For identification purposes only, property address:

1067 Grand Oaks Drive
Bessemer, AL 35022

Parcel Identification No. 12-6-14-0-002-016.000