


Send Tax Notice to:  
James and Debra Bozeman  
4905 Cox Cove  
Helena, AL. 35080

  
20100204000034900 1/1 \$132.50  
Shelby Cnty Judge of Probate, AL  
02/04/2010 10:28:34 AM FILED/CERT

*Price \$121500.00*

LIMITED WARRANTY DEED

**KNOW ALL PERSONS BY THESE PRESENTS**, that **FDIC** as Receiver for **AMTRUST BANK**, (the "Grantor"), 1601 Bryan Street Dallas, TX 75201, which claims title by or through of the records of Shelby County, AL for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received from **James Walter Bozeman and Debra Y. Bozeman**, its successors and / or assigns as their respective interests may appear (the "Grantee"), does GIVE, GRANT, BARGAIN, SELL and CONVEY unto said Grantee, the Grantee's heirs, legal representatives, successors and assigns the real property located in Shelby County, Alabama particularly described as follows:

115 Willow Ridge Lane Indian Springs, AL 35124  
LOT 4, SURVEY OF WILLOW RIDGE ADDITION TO INDIAN SPRINGS, MAP BOOK 7, PAGE 76, SHELBY COUNTY, ALABAMA.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, the Grantee's heirs, legal representatives, successors and assigns forever.

And the Grantor covenants with the Grantee that Grantor is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as above written, and represents and warrants that the same are free from all liens, claims and encumbrances created by or through Grantor, except for real estate taxes and assessments, general and special, which are a lien but not yet due and payable, and any and all other liens, claims and encumbrances created by or through Grantee, and that Grantor will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee, their heirs, legal representatives, successors and assigns, against all lawful claims and demands made by any person claiming by or through Grantor, except as aforesaid.

**IN WITNESS WHEREOF**, Grantor has signed and acknowledged this Limited Warranty Deed as of 01/27/10

Signed and Acknowledged  
in the Presence of:

*Angela Little*  
*Angela Little*  
*Aminda Schweigert*  
*LINDA SCHWEIGERT*  
State of ~~Ohio~~ <sup>TEXAS</sup>

FDIC as Receiver for Amtrust Bank  
*David [Signature]*  
Attorney-In-Fact

County of ~~Cuyahoga~~ <sup>DALLAS</sup> ) SS:  
( )

Before me, a Notary Public in and for County and State, on this <sup>2nd</sup> ~~27th~~ day of <sup>February</sup> ~~January~~ 2010, personally appeared the above Attorney-In-Fact of FDIC as Receiver for Amtrust Bank, who acknowledged to me that, with due authorization and as such officer, he did sign the foregoing instrument of said federal savings bank, and that the same was his free act and deed, individually and as such officer, and the free act and deed of said federal savings bank.

(SEAL)

This instrument Prepared By:  
Amtrust Bank  
200 Amtrust Bank Plaza  
1801 East Ninth Street  
Cleveland OH 44114

Notary Public  
My Commission expires on \_\_\_\_\_

*Carol Adams Massey*

Shelby County, AL 02/04/2010

State of Alabama

Deed Tax : \$121.50

