

This instrument prepared by:
Jeff Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two hundred five thousand, seven hundred and 00/100 Dollars (\$205,700.00) and other good and valuable considerations in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Mortgage Electronic Registration Systems, Inc., "Grantor(s)", hereby remise, release, quit claim, grant, sell and convey to Flagstar Bank, FSB (hereinafter called "Grantee(s)", all right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 617, according to the Final Plat of Weybridge at Ballantrae, Phase I, as recorded in Map Book 32, Page 123, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee(s) forever.

Given under my hand(s) and seal(s) this 4 of February ~~2~~ 2010.

Mortgage Electronic Registration Systems, Inc.

State of Alabama
Deed Tax : \$206.00

By, _____

JOHN P. MARECKI

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 Mortgage Electronic Registration Systems, Inc., 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand(s) and seal(s) this 4 of February ~~2~~ 2010.

JUDITH A. LEVELL
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB

NOTARY PUBLIC

My Commission expires:

2009-001931

MY COMMISSION EXPIRES JUL 6, 2011 SEAL
ACTING IN COUNTY OF OAKLAND