

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

Send Tax Notice to:
Benjamin David Crandall

1126 Weybridge Way
Pelham, Alabama 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred seventy-five thousand five hundred and 00/100 Dollars (\$175,500.00) to the undersigned, Flagstar Bank, FSB, a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Benjamin David Crandall, (herein referred to as Grantee), 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.

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 Grantee herein assume and agree to pay.
3. Restrictions appearing of record in Inst. No. 2004-7641.
4. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2004-2720.
5. Restrictions as shown on recorded plat.
6. 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. 20080630000265660, in the Probate Office of Shelby County, Alabama.

\$ 172,320.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 16 day of December, 2009.

Flagstar Bank, FSB

By: 

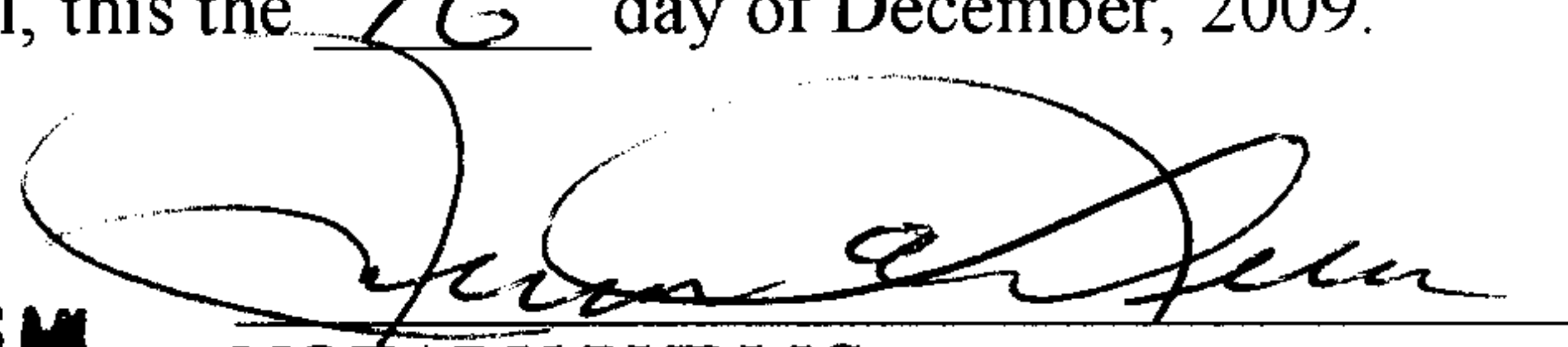
Its **JOHN P. MARECKI**
SENIOR VICE PRESIDENT

STATE OF Michigan
COUNTY OF Oakland

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John P. Marecki, whose name as Senior 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 16 day of December, 2009.

JUDITH A. LEVELL
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES JUL 6, 2011
ACTING IN COUNTY OF OAKLAND


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-001931

Shelby County, AL 03/01/2010
State of Alabama
Deed Tax : \$3.50

