

20100309000067970 1/2 \$304.00
Shelby Cnty Judge of Probate, AL
03/09/2010 11:05:31 AM FILED/CERT

This Instrument Prepared By:
Paul M. Kemp
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-100200048S

Send Property Tax Notice to:

1088 Highlands Ave
Hoover AL 35244

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00) cash in hand paid to

Flagstar Bank, FSB

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

**Michael D. Frederick and Kelley R. Frederick, and Max Frederick
as Joints Tenants With Rights of Survivorship**

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Shelby Springs Farm Lakeland Sector 2, as recorded in Map Book 24, Page 144 A, B, and C, Shelby County, Alabama; being situated in Shelby County, Alabama records.

**Property Address: 234 Mountain Forest Trail, Calera, AL 35040
Parcel ID#29-3-07-0-002-016.000**

Source of Title: Instrument #20090218000057820

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

0.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

Property Address: 234 Mountain Forest Trail, Calera, AL 35040

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Shelby County, AL 03/09/2010

State of Alabama

Deed Tax : \$290.00



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IN WITNESS WHEREOF, Flagstar Bank, FSB, has caused these present to be executed in its name and on its behalf as aforesaid, on this 10 day of February, 2010.

Flagstar Bank, FSB

BY: 

President

ARIVA BUSH, VICE PRESIDENT

ATTEST: Green River Capital, LC attorney in fact

Secretary

State of Utah

County of Salt Lake

I, Joshua W. Nelson, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Ariva Bush whose name as President of Flagstar Bank, FSB, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 10 day of February, 2010.

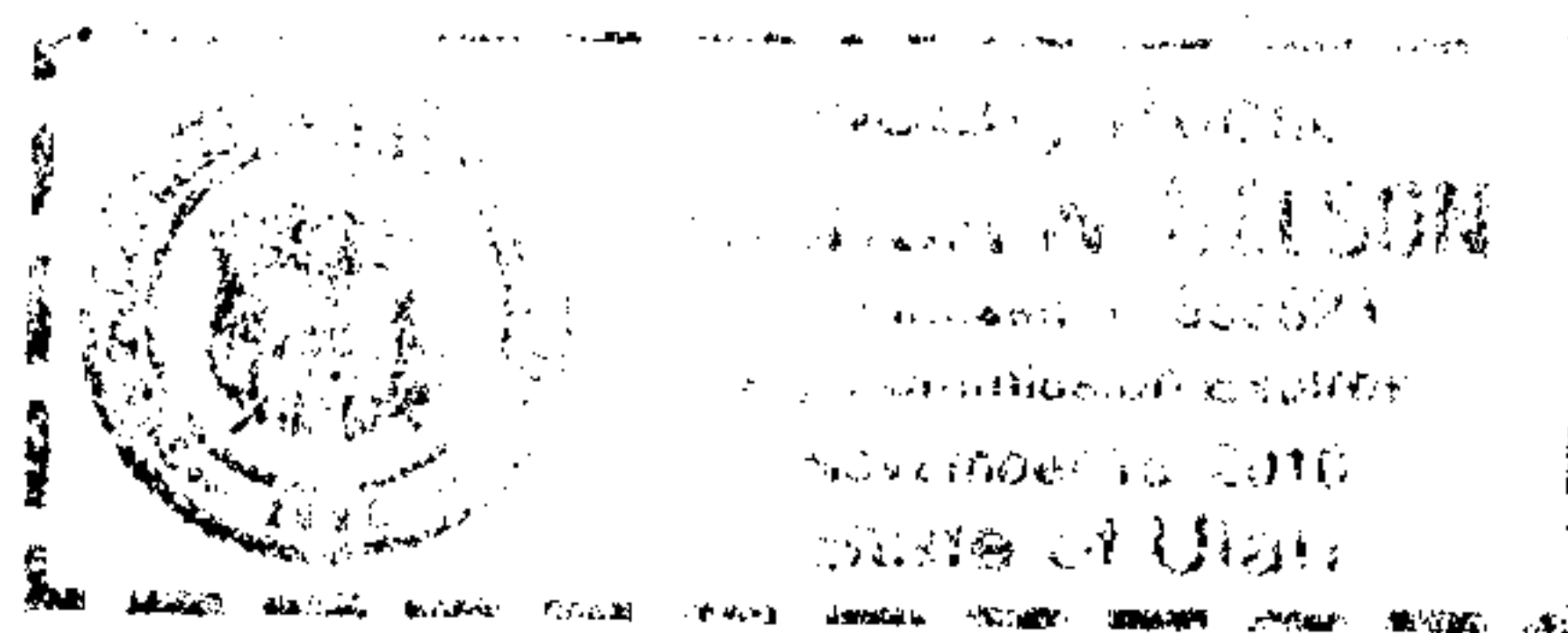

Notary Public

My Commission Expires: 11/15/2010

[Seal]

Reference:

234 Mountain Forest Trail
Calera, AL, 35040
Servicer Loan #: tbd



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AL_SpecialWarrantyDeed_indJT.rdw

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