

This Document prepared by: David A. Bedgood Bedgood Law Firm, LLC 160 Yeager Parkway, Suite 105 Pelham, Alabama 35124 205-663-9777 205-663-4333 fax <a href="mailto:david@bedgoodlaw.com">david@bedgoodlaw.com</a>	Send tax notice to: Colynethia Burton 176 Reach Way Birmingham, Alabama 35242  File # DAB 11-407
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THE STATE OF ALABAMA       )  
COUNTY OF SHELBY         )

Shelby County, AL 06/13/2011  
State of Alabama  
Deed Tax: \$3.50

### SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, New York Community Bank, 1801 East Ninth Street, Cleveland, OH 44114, for and in consideration of One Hundred Thirty thousand and no/100 dollars (\$130,000.00) and other good and valuable consideration received from Colynethia Burton, (the "Grantee") and to Grantee's heirs and assigns whose mailing address will be 176 Reach Way, Birmingham, Alabama 35242, does GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, the Grantee's heirs, successors and assigns, the real property located in Shelby County and State of Alabama, and more particularly described as follows:

Lot 15, according to the Amended Plat of Final Record of Narrows Reach, as recorded in Map Book 27, page 11A and 11B, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the common areas as more particularly described in the Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument #2000-9775; as amended by instruments recorded in Instrument # 2000-17136, Instrument #2000-36696 and Instrument # 2001-38328, all recorded in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Parcel ID 094202003015000  
Property Address: 176 Reach Way  
Birmingham, Alabama 35242

\$126,704.00 of the purchase price was derived from mortgage loans closed simultaneously herewith.

Source of Title: Instrument #201012100000415220

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

And the Grantor covenants with the Grantee that Grantor is well seized of the above described premises, has 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 Grantor, and that Grantor will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee, their heirs, 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 caused this instrument to be executed in its name, by its undersigned officer, on this the 8<sup>th</sup> day of June 2010.

Signed in the presence of

New York Community Bank

Reuel L. Thatcher  
REUEL L. THATCHER

Jaime Vento  
By: Jaime Vento  
Real Estate Asset Specialist  
New York Community Bank

THE STATE OF OHIO                   )  
COUNTY OF CUYAHOGA            )

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Jaime Vento whose name as Real Estate Asset Specialist for New York Community Bank 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 said Real Estate Asset Specialist, with full authority, executed the same voluntarily for and as the act of said New York Community Bank.

Given under my hand and seal this 8<sup>th</sup> day of June, 2011.

SEAL



KATHLEEN SHELTON  
Notary Public, State of Ohio  
My Commission Expires  
July 23, 2014

Kathleen Shelton  
Notary Public  
My Commission Expires: 7/23/14