



20110825000251230 1/2 \$190.00  
 Shelby Cnty Judge of Probate, AL  
 08/25/2011 11:34:31 AM FILED/CERT

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: Kelly R. Conaty 2305 Long Leaf Way Birmingham, Alabama 35243  File # DAB 11-439
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THE STATE OF ALABAMA        )  
 COUNTY OF SHELBY            )

**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 seventy-five thousand and no/100 dollars (\$175,000.00) and other good and valuable consideration received from Kelly R. Conaty, (the "Grantee") and to Grantee's heirs and assigns 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 21, according to the Plat of Tanglewood by the Creek, as recorded in Map Book 35, page 36, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel ID 237252003021000  
 Property Address: 172 Tanglewood Drive  
 Alabaster, Alabama 35007

Source of Title: Instrument #20110712000202150

Subject to:

1. Taxes and assessments for the year 2011 not yet due and payable.
2. Covenants conditions and restrictions recorded in Instrument 20051010000527770.
3. Statutory right of redemption arising out of foreclosure deed recorded in 20110712000202150.

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,

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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 23<sup>rd</sup> day of August 2011.

Signed in the presence of

New York Community Bank

*Dianna Palmer Hopkins*  
Dianna Palmer Hopkins

*Renee L. Thatcher*  
By: Renee L. Thatcher  
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 Renee L. Thatcher, whose name as Real Estate Asset Specialist of 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 23<sup>rd</sup> day of August, 2011.

SEAL

*Jaime L. Vento*  
Notary Public  
My Commission Expires: 7/23/14



JAIME L. VENTO  
Notary Public, State of Ohio  
Cuyahoga County  
My Commission Expires  
July 23, 2014

Shelby County, AL 08/25/2011  
State of Alabama  
Deed Tax: \$175.00