


20130308000096950 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
03/08/2013 10:33:14 AM FILED/CERT

This Instrument Prepared By:

Paul Kemp

Morris|Hardwick|Schneider, LLC

2718 20th Street South, Suite 210

Birmingham, AL 35209

BRR-121100327S

Send Property Tax Notice to:

K & B Management Group LLC

299 Lacey Avenue

Maylene, AL 35114

Special Warranty Deed

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty Five Thousand and 00/100 Dollars (\$65,000.00) 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

K & B Management Group, LLC

(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 15, Block 1, according to the Map and Survey of Hamlet, Second Sector, as recorded in Map Book 8, Page 36, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Source of Title: Instrument #20120323000101520

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

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

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.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #20120323000101520.

~~0.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.~~
The entire amount of the proceeds herein are paid from the proceeds of a purchase money mortgage recorded simultaneously herewith.

IN WITNESS WHEREOF, Flagstar Bank, FSB, has caused these present to be executed in its name and on its behalf as aforesaid, on this 5 day of February, 2013.

Flagstar Bank, FSB
By: Green River Capital, LLC
Attorney in Fact

BY: [Signature] (Name)
AVIVA BUSH, VICE PRESIDENT
Its: [Signature] (Title)

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 Aviva Bush, V.P. of Green River Capital, LLC, whose name as Attorney-in-Fact for Flagstar Bank, FSB, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 5th day of Feb., 2013.

[Signature]
Notary Public
My Commission Expires: June 10th, 2015
[Seal]

Reference:
656 11Th St NW
Alabaster, AL, 35007
Servicer Loan #:

