

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.

8x00xxxxxxxidention.wsc.psid.from.the.proceeds.of.e.first.mortgage.andx0x00xfor.acsccomb.mortgage.tiled.xxx xximmultaneously.berevithx The entire amount of the proceeds herein are paid from the proceeds of a purchase money mortgage recorded simultaneously herewith.

State of Utall County of Salt Lattee  1, Joshva M. Missing and 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  Reference: 656 11Th St NW Alabaster, AL, 35007 Servicer Loan #:  Insurance River Capital, LLC, whose name as a 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.  Reference: 656 11Th St NW Alabaster, AL, 35007 Servicer Loan #:  Insurance River Capital, LLC, whose name as a 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  Notary Public My Commission Expires:  June 10, 2015  Seal]	IN WITNESS WHEREOF, Flagstar Bank, FSB, has	s caused these present to be executed in its name and
Flagstar Bank, FSB By: Green River Capital, LLC Attorney in Fact  BY:  AVIVABUSH, VICE PRESIDENT Its:  (Name)  AVIVABUSH, VICE		Fe hwary, 2013
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State of		Flagstar Bank, FSB
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I,		
County in said State, hereby certify that	County of Sulf Wiles	
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	County in said State, hereby certify that  AVA	M BUSI
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	of G	reen River Capital, LLC, whose name as
Reference: 656 11Th St NW Alabaster, AL, 35007 Servicer Loan #:  Civen under my hand and official seal this such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.  My Commission Expires:	Attorney-in-Fact for Flagstar Bank, FSB, is signed to the provided adequate proof of identification, acknowledged	foregoing conveyance, and who is known to me or before me on this day that, being informed of the
Reference: 656 11Th St NW Alabaster, AL, 35007 Servicer Loan #:  Given under my hand and official seal this	contents of the conveyance he/she, in his/her capacity as	such Attorney-in-Fact, and with full authority,
Notary Public My Commission Expires:  [Seal]  Reference: 656 11Th St NW Alabaster, AL, 35007 Servicer Loan #:  Notary Public My Commission Expires  JUNE 10 <sup>th</sup> Notary Public State of Utah My Commission Expires on: June 10, 2015	executed the same voluntarily for and as the act of said c	orporation.
Notary Public My Commission Expires:  [Seal]  Reference: 656 11Th St NW Alabaster, AL, 35007 Servicer Loan #:  Notary Public My Commission Expires  JUNE 10 <sup>th</sup> Notary Public State of Utah My Commission Expires on: June 10, 2015	Given under my hand and official seal this	day of 120. , 2015.
Reference: 656 11Th St NW Alabaster, AL, 35007 Servicer Loan #:  My Commission Expires:  JUNE 107  To 15  [Seal]  JOSHUA W. NELSON Notary Public State of Utah My Commission Expires on: June 10, 2015	Givoir and the difference of the second of t	
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Alabaster, AL, 35007  Servicer Loan #:  Notary Public State of Utah  My Commission Expires on:  June 10, 2015	Reference:	
Alabaster, AL, 33007  Servicer Loan #:  June 10, 2015	656 11Th St NW	JOSHUA W. NELSON
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