20070312000109130 1/2 $15.00
Shelby Cnty Judge of Probate,AL
03/12/2007 09:35:09AM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
C&S Homes LLC
P.O. Box 1441
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-six thousand and 00/100 Dollars ($36,000.00) to the undersigned Grantor, U.S. Bank National Association, as Trustee, for that certain pool id #40020, series, 2005-KS3, a corporation, by Residential Funding Corporation, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto C&S Homes LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Map of Ripple Creek, Phase 2, First Addition, as recorded in Map Book 14, Page 39, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 108 Page 334 and Final Record 7, Page 236.
4. Restrictions , easements and building lines as shown on recorded map.
5. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. , in the Probate Office of Shelby County, Alabama.

$ 50,000 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 28 day of February, 2007.

U.S. Bank National Association, as Trustee, for that certain
pool id #40020, series, 2005-KS3
By, Residential Funding Corporation

by, _____
Its Sharmel Dawson-Tyau
As Attorney in Fact

STATE OF California

COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sharmel Dawson-Tyau, whose name as _____ of Residential Funding Corporation , as Attorney in Fact for U.S. Bank National Association, as Trustee, for that certain pool id #40020, series, 2005-KS3, a corporation, 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 such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, action in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 28 day of February, 2007.

PEARL L. ROBINSON
Commission # 1647105
Notary Public - California
San Diego County
My Comm. Expires Mar 19, 2010

_____
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2006-002364