

This Instrument Prepared By:  
Keri Roth  
Morris|Hardwick|Schneider, LLC  
3535 Grandview Parkway, Suite 610  
Birmingham, AL 35243  
BRR-080100036S

Send Property Tax Notice to:

2050 Village Lane  
Calera AL 35040

### Special Warranty Deed

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Thirteen Thousand Five Hundred and 00/100 Dollars (\$113,500.00) cash in hand paid to

**U.S Bank National Association as Trustee**

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

**Sarah M. Fakouri**

(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 262, according to the survey of Waterford Village Sector 3, as recorded in Map Book 31, Page 135, in the Probate Office of Shelby County, Alabama.**

Source of Title: Book: 20071127000537560

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 Book: 20071127000537560 .**

\$ 96475.00 of the consideration was paid from the proceeds of a first mortgage and \$0.00 for a second mortgage filed simultaneously herewith.

Property Address: 2050 Village Lane, Calera, AL 35040  
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Shelby County, AL 03/26/2008  
State of Alabama

Deed Tax: \$17.00

IN WITNESS WHEREOF, U.S Bank National Association as Trustee, has caused these present to be executed in its name and on its behalf as aforesaid, on this 31 day of Jan.

U.S Bank National Association as Trustee

Elice Orona  
Witness Elice Orona

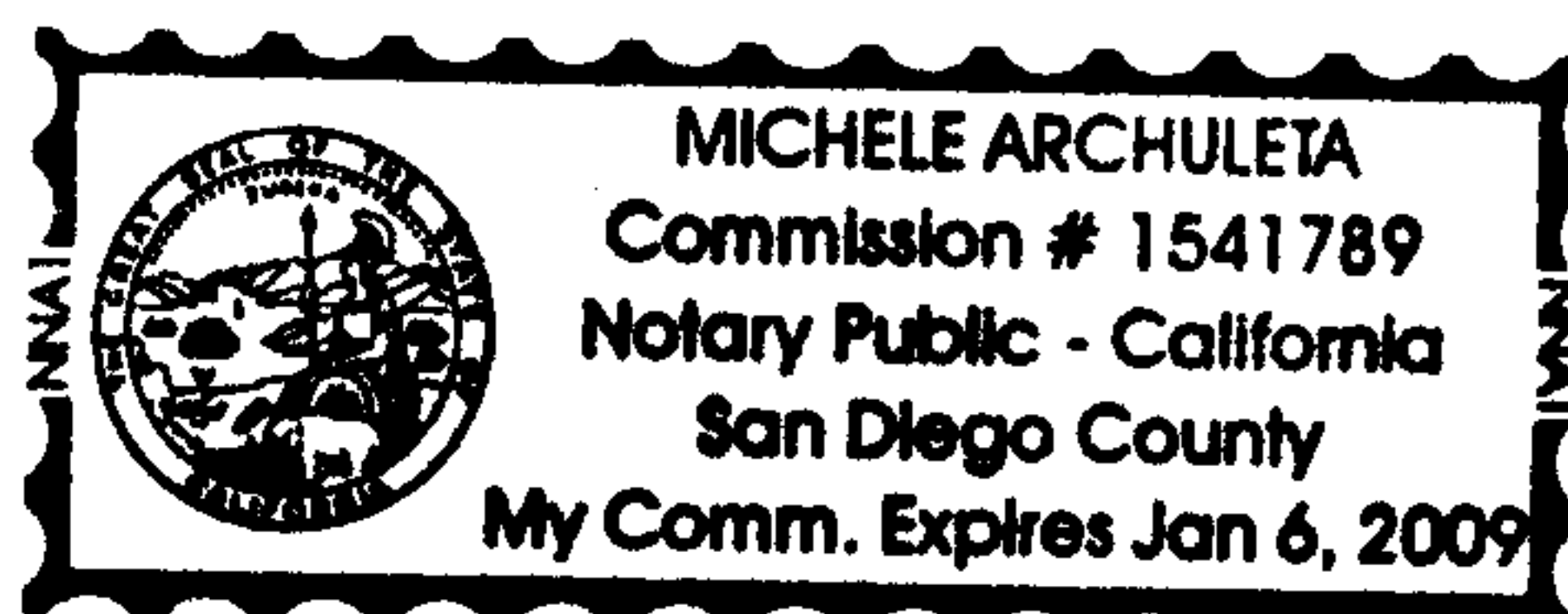
Sharmel Dawson-Tyau (Seal)  
By: Sharmel Dawson-Tyau, VP  
Its: \_\_\_\_\_

State of CA  
County of San Diego

(Corporate Seal)

I, \_\_\_\_\_, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Sharmel Dawson-Tyau whose name as President of U.S Bank National Association as Trustee, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 31 day of Jan., 2008



Notary Public

My Commission Expires: \_\_\_\_\_

[Seal]

2050 Village Lane  
Calera, AL, 35040  
Servicer Loan #:

Property Address: 2050 Village Lane, Calera, AL 35040

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