

STATE OF ALABAMA

Consideration of \$102,500.00

COUNTY OF SHELBY

USLT File No: 75008572

Client File No: 4103094

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned **US BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR THE MLMI SURF TRUST SERIES 2007-BC1**, a corporation organized and existing under the laws of the United States, (hereinafter called the "Grantor"), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **Marty Nunley and Ellen A.**

**Nunley** and his/her/their assigns (hereinafter called "Grantee"), subject to the limited warranties of title stated hereinbelow, the following described property situated in **Shelby County, State of Alabama**, described as follows, to-wit:

The property is commonly known as **215 MORNING SUN DRIVE, BIRMINGHAM, AL 35242** and is more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"**

Subject to all outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure as evidenced by foreclosure deed dated 9/21/2007 and recorded in Book \*\*\_\_\_\_\_ at Page \_\_\_\_\_ in the aforesaid County and State

\*\*Instrument No. 20070928000456290

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said grantee, **Marty Nunley and Ellen A. Nunley** and his/her/theirs assigns, forever.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding statutory rights of redemption from foreclosure sale, and covenants and restrictions of record and matters an accurate survey would reveal.

Warranties of covenant are disclaimed herein except Grantor does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Grantor.

\$70,000.00 of the consideration recited herein comes from proceeds of a purchase money mortgage recorded simultaneously herewith.

IN WITNESS WHEREOF, Grantor, by Paul Tappin as Authorized Signer (title) of **US BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR THE MLMI SURF TRUST SERIES 2007-BC1**, has caused this

conveyance to be executed in its name by its undersigned officer, and its corporate seal affixed, this 21 day of December, 2007.

**US BANK, NATIONAL ASSOCIATION AS  
TRUSTEE FOR THE MLMI SURF TRUST  
SERIES 2007-BC1**

By:

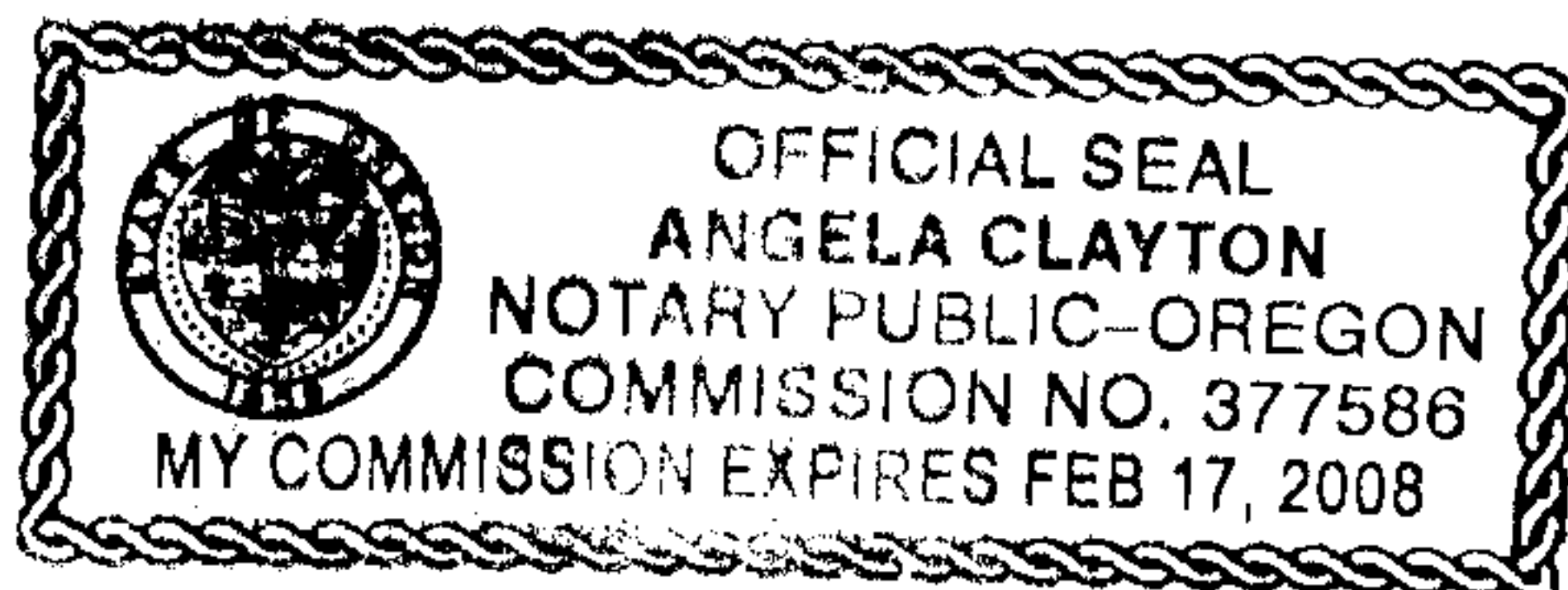
Title:

STATE OF Oregon

COUNTY OF Washington

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Paul Toppin, whose name as CEO of US BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR THE MLMI SURF TRUST SERIES 2007-BC1, 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 said conveyance, he/she, as such officer, and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and official seal this 21 day of Dec, 2007



Angela Clayton  
NOTARY PUBLIC

My Commission Expires:

Prepared by:	Mail to:
Maxwell D. Carter, Esq.	U.S. Land Title, LLC, an AL Limited Liability Company
One Perimeter Park South	4875 Olde Towne Parkway, Suite 50
Suite 100 North	Atlanta, GA 30068
Birmingham, AL 35243	



20080516000200650 2/3 \$49.50  
Shelby Cnty Judge of Probate, AL  
05/16/2008 12:21:58PM FILED/CERT



**EXHIBIT "A"**

**UNIT 215, IN HORIZON, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM, WHICH IS RECORDED IN INSTRUMENT 2001-40927, TO WHICH DECLARATION OF CONDOMINIUM A PLAN IS ATTACHED AS EXHIBIT "A" THERETO, SAID PLAN BEING FILED FOR RECORD IN MAP BOOK 28, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND TO WHICH SAID DECLARATION OF CONDOMINIUM THE BY-LAWS OF THE HORIZON CONDOMINIUM ASSOCIATION, INC. IS ATTACHED AS EXHIBIT "D", TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ASSIGNED TO SAID UNIT, AS SHOWN IN EXHIBIT "C" OF SAID DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM.**



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