

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

Send Tax Notice to:
Tiffany Parkinson

257 Windchase Drive
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of two hundred sixty-five thousand and 00/100 Dollars (\$265,000.00) to the undersigned, Deutsche Bank Trust Company Americas as trustee for that certain pooling and servicing agreement, Series 2007-QS1, Pool # 40464, a corporation, by Residential Funding Company, LLC f/k/a 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 Tiffany Parkinson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Windchase, Givianpour's Addition to Meadow Brook, as recorded in Map Book 18, Page 55 A&B, 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 129 Page 550.
4. Easement/right-of-way to Shelby County as recorded in Book 177 Page 55.
5. Restrictions appearing of record in Instrument No. 1994-10992.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
7. Restrictions as shown on recorded plat.
8. 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. 20081001000387250, in the Probate Office of Shelby County, Alabama.

\$ \$265,000.00 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 5TH day of February, 2009.

Deutsche Bank Trust Company Americas as trustee for that
certain pooling and servicing agreement, Series 2007-QS1, Pool
40464

By Residential Funding Company, LLC f/k/a Residential
Funding Corporation, as Attorney in Fact

By: DAVID HOVLEY
Its Processing Management Jr Officer

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
DAVID HOVLEY, whose name as Processing Management Jr Officer of Residential
Funding Company, LLC f/k/a Residential Funding Corporation, as Attorney in Fact for Deutsche Bank
Trust Company Americas as trustee for that certain pooling and servicing agreement, Series 2007-QS1,
Pool # 40464, 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,
acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 5TH day of February, 2009.

anne brosel
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-003976

