20090224000065640 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 02/24/2009 12:13:03PM 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: 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:

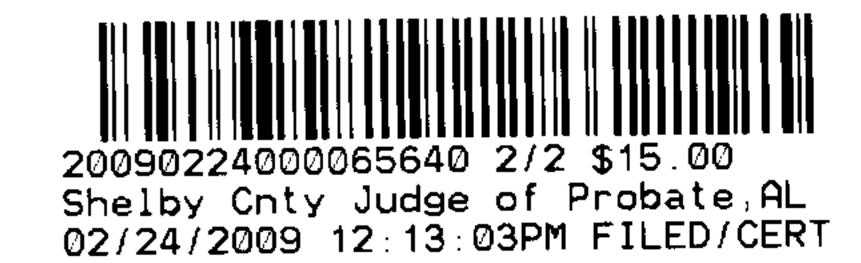
Lot 8, according to the Survey of Windchase, Givianpour's Addition to Meadow Brook, as recorded in Map Book 18, Page 55 A&B, in the Probate Office of Shelby County, Alabama.

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.
- 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.
- \$\frac{\$265,000.00}{\text{simultaneously herewith.}}\$ 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 5^{TH} 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:

Its Processing Management J. Officer

STATE OF	CALIFORNIA
COUNTY OF	SAN DIEGO

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

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-003976

