



20090305000080140 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
03/05/2009 01:22:18PM 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:
Scott Grossman
Shelly Grossman

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred forty-five thousand and 00/100 Dollars (\$145,000.00) to the undersigned, Wells Fargo Bank, N.A., as Trustee for the MLMI Trust Series 2005-FFH1, a corporation, by Wilshire Credit Corporation, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Scott Grossman, and Shelly Grossman, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 44, according to the final Plat of Camden Cove, Sector 7, as recorded in Map Book 30, Page 83, 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 Grantees herein assume and agree to pay.
3. Restrictions and covenants appearing of record in Inst. No. 2002-45275 and Inst. No. 2002-57745.
4. 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.
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. 20080807000317680, in the Probate Office of Shelby County, Alabama.

\$ 142,373.00 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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 6th day of February, 2009.

Wells Fargo Bank, N.A., as Trustee for the MLMI Trust
Series 2005-FFH1

By Wilshire Credit Corporation, as Attorney in Fact

By: [Signature]
REO Team Lead

Its _____

STATE OF Oregon

COUNTY OF Washington

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Meaghan Robinson, whose name as authorized signer of Wilshire Credit Corporation, as Attorney in Fact for Wells Fargo Bank, N.A., as Trustee for the MLMI Trust Series 2005-FFH1, 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 6th day of February, 2009.

[Signature]
NOTARY PUBLIC V. Wedlow
My Commission expires: May 31, 2011
AFFIX SEAL

2008-003391

Shelby County, AL 03/05/2009
State of Alabama

Deed Tax: \$3.00

