

20090330000115330 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
03/30/2009 11:44:04AM FILED/CERT

Shelby County, AL 03/30/2009
State of Alabama
Deed Tax: \$3.50

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

Send Tax Notice to:
Daniel Cheek
Rachel Saucer Cheek
113 Kentwood Tr.
Atabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred seventy-two thousand four hundred and 00/100 Dollars (\$172,400.00) to the undersigned, LaSalle Bank National Association as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust 2007-4, Mortgage Loan Asset-Backed Certificates, Series 2007-4, a corporation, by Home Loan Services, Inc., 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 Daniel Cheek, and Rachel Saucer Cheek, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 121, according to the Survey of Kentwood Third Addition, Phase One, as recorded in Map Book 19, Page 26, 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 appearing of record in Inst. No. 1995-25822.
4. Restrictions as shown on recorded plat.
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. 20081030000421760, in the Probate Office of Shelby County, Alabama.

\$ 169,277.⁰⁰ 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.

