



20100318000078820 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/18/2010 10:00:54 AM 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:
Jason DeLoach

102 Meadowgreen Dr
Montevallo, AL 35115

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-four thousand nine hundred and 00/100 Dollars (\$54,900.00) to the undersigned, Bank of America, National Association as successor by merger to LaSalle Bank National Association as Trustee for RASC 2007-KS4, 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 Jason DeLoach, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, in block 2, according to the survey of Meadowgreen, as recorded in Map book 6, page 59, 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. Building setback lines of 35 feet reserved from Meadowgreen Drive as shown by plat.
4. Public utility easements as shown by recorded plat, including a 7.5 foot easement on the North side.
5. Restrictions, covenants and condition as set out in instrument recorded in Deed Book 294, page 709 and misc. Book 14, Page 18 in Probate Office of Shelby County, Alabama.
6. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 87, page 277 and Deed Book 136, page 335 in Probate Office of Shelby County, Alabama.
7. Right of way granted to South Central Bell by instrument recorded in Deed Book 298 Page 288; Deed Book 301, page 435 and Deed Book 295, page 609 in Probate Office of Shelby County, Alabama.
8. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 13, Page 210 and covenants pertaining thereto recorded in Misc Book 12, page 766 in Probate Office of Shelby County, Alabama.
9. Mislocation of fence on the East and West lines of subject property as shown by survey of Amos Cory, dated November 22, 1986.
10. Mineral and mining rights if not owned by Grantor.
11. 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. 20090701000254040, in the Probate Office of Shelby County, Alabama.

\$53,905.00 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 5 day of February, 2010.

Bank of America, National Association as successor by merger
to LaSalle Bank National Association as Trustee for RASC
2007-KS4

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

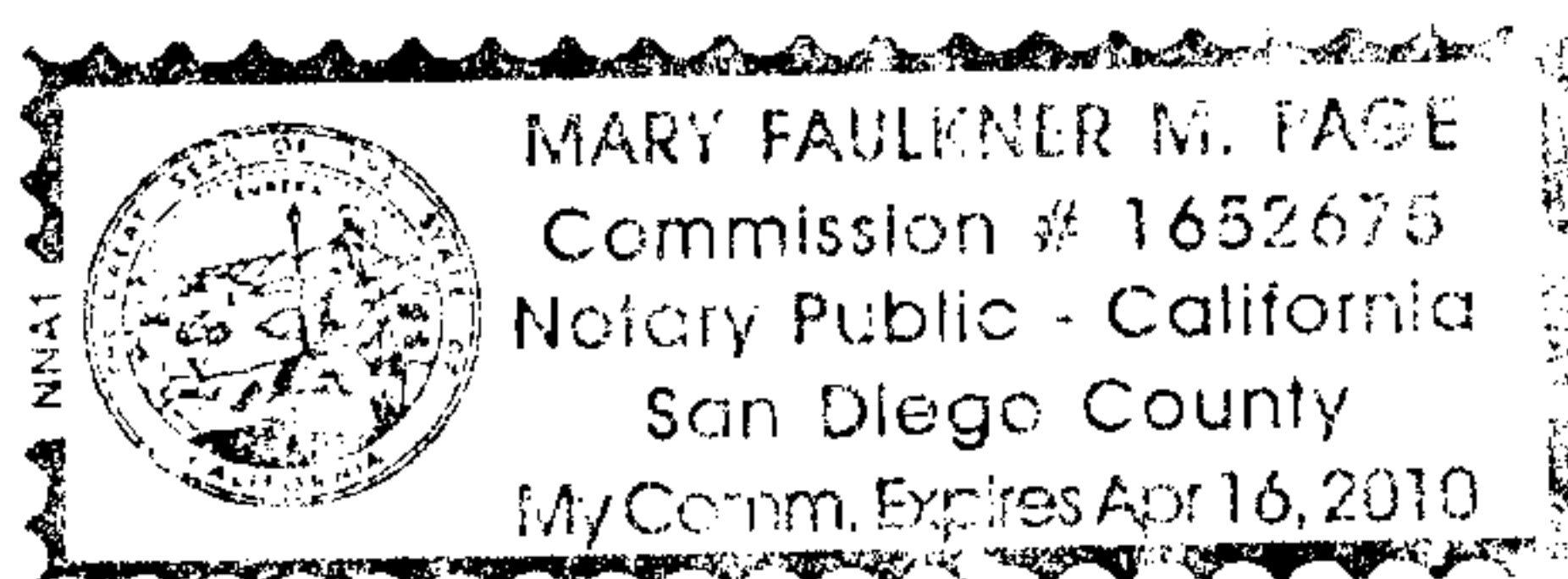
By: 
Its Processing Management Jr Officer

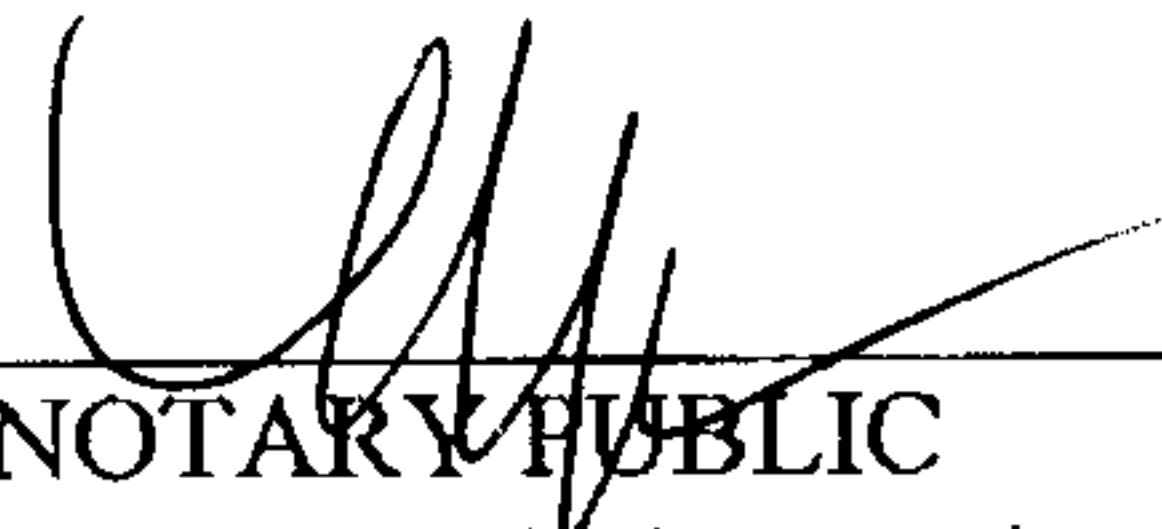
STATE OF California
COUNTY OF San Diego

Gregg M. Buckley

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gregg M. Buckley**, whose name as Processing Management Jr Officer of Residential Funding Company, LLC f/k/a Residential Funding Corporation, as Attorney in Fact for Bank of America, National Association as successor by merger to LaSalle Bank National Association as Trustee for RASC 2007-KS4, 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 5 day of February, 2010.




NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-001982

Deed Tax : \$1.00