



20110105000002260 1/2 \$23.50  
Shelby Cnty Judge of Probate, AL  
01/05/2011 09:44:30 AM FILED/CERT

This document prepared by: David A. Bedgood 160 Yeager Parkway, Suite 105 Pelham, Alabama 35124 File # DAB 10-356	Send tax notice to: Robert Scott 1020 Inverness Cove Way Birmingham, Alabama 35242
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**SPECIAL WARRANTY DEED**

THE STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of one hundred sixty-nine thousand nine hundred and no/100 dollars (\$169,900.00) and other good and valuable consideration to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned, US Bank National Association as Trustee for BAFC 2006-7 by SunTrust Mortgage, Inc., a Virginia Corporation, its Attorney in Fact, (herein referred to as GRANTOR), does by these presents GRANT, BARGAIN, SELL AND CONVEY unto Robert Matthew Scott, his heirs and assigns, (herein referred to as GRANTEE), the following described real estate, situated in the County of Shelby and State of Alabama, to-wit:

Lot 3B according to the Final Plat of the Residential Subdivision Inverness Cove – Phase 1 – Resurvey 2, as recorded in Map Book 36, page 44 in the Probate Office of Shelby County, Alabama.

\$161,405.00 of the purchase price was derived from mortgage loans closed simultaneously herewith.

Source of Title: Instrument # 20100203000033650

Subject to:

- 1 Any item 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 assumes and agrees to pay.
- 3 Restrictions, building setback lines and easements as shown on map recorded in Map Book 35 page 57 and Map Book 36 page 44.
- 4 Covenants, Conditions and restrictions (provisions, if any, based on race, color religion, or national origin are omitted) as set forth in Instrument number 20050804000396590, Instrument number 20051006000521560 in the Probate Office of Shelby County, Alabama, as amended by Instrument number 20060130000047870.
- 5 Articles of Incorporation of Inverness Residential Association, Inc., as recorded in Instrument Number 20050913000474450 and amended by 20090415000138940 and 20100212000043190.
- 6 Easements to Alabama Power Company recorded in Real 365 pages 785 and 819 and Instrument number 1994-34517
- 7 Easement to the City of Hoover as recorded in Real 365 page 871 and Instrument # 1998-24499.
- 8 Right of Way granted to Alabama Power Company recorded in Deed Volume 306 page 10, Real 84 page 298, Real 127 page 54 and Real 3318 page 27.
- 9 Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race color, religion, or national

STM Property ID: PAM403048  
Property address 1020 Inverness Cove Way  
Birmingham, Alabama 35242



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- origin are omitted) provided in Covenants, Conditions and Restrictions recorded in Instrument # 20050113000020870.
- 10 Restrictions and Easements regarding Alabama Power Company recorded in Instruments numbered 20041031000563550 and 20050804000396590
  - 11 Title to all oil, gas and minerals within and underlying the premises, together with all oil mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
  - 12 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. 20100203000033650, in the Probate Office of Shelby County, Alabama.

No words or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor. The property is sold as is and the Grantor warrants title only 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 to the said GRANTEE forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal this the 8 day of Dec 2010.

US Bank National Association as Trustee  
for BAFC 2006-7

By: SunTrust Mortgage Inc., a Virginia  
Corporation, its Attorney in Fact

Jackie Alsalem  
Its: Authorized Officer  
Printed Name: Jackie Alsalem

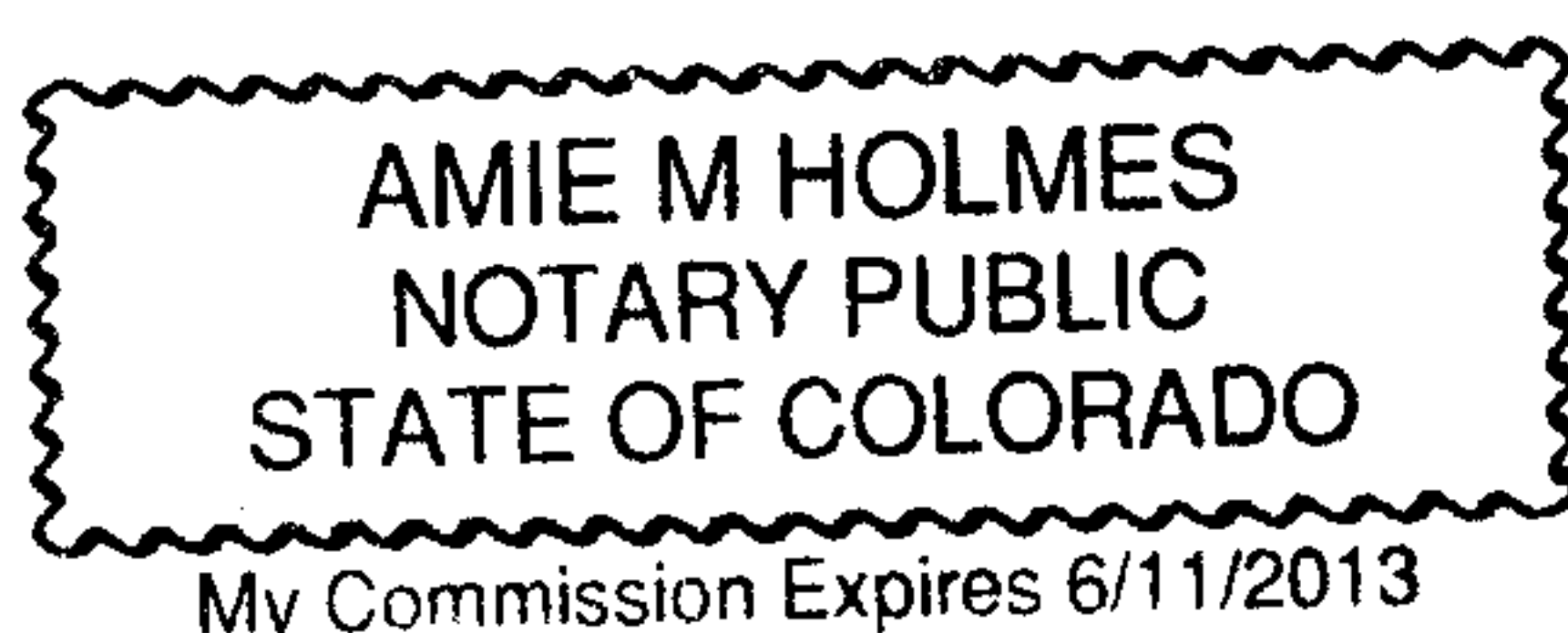
THE STATE OF Colorado  
COUNTY OF Denver

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Jackie Alsalem whose names as Authorized Officer of SunTrust Mortgage, Inc., a Virginia Corporation, as Attorney in Fact for US Bank National Association as Trustee for BAFC 2006-7, 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 said Jackie Alsalem, 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 seal this 8 day of December 2010.

SEAL

Amie M Holmes  
Notary Public  
My Commission Expires: \_\_\_\_\_



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Shelby County, AL 01/05/2011  
State of Alabama  
Deed Tax: \$8.50