

7002

This instrument prepared by:  
John N. Randolph, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Carlos L. Medina  
Reyna R. Medina  
136 MANGROVE DRIVE  
ALABASTER, AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

ShelbyCOUNTY

That in consideration of Sixty Thousand and no/100's Dollars (\$60,000.00) to the undersigned Grantor, The Bank of New York as Indenture Trustee for the Registered Holder of RBMG Funding Co. Mortgage Loan Trust 1998-2 Asset-Backed Notes, Series 1998-2,, a corporation, by Litton Loan Servicing, LP, 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 **Carlos L. Medina and Reyna R. Medina**, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in ShelbyCounty, Alabama, to-wit:

Lot 24, Block 5, according to the Survey of Bermuda Hills, Second Sector, Third Addition, as recorded in Map Book 9, Page 46, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to:

1. Ad valorem Taxes for the current tax year which Grantees herein assume and agree to pay.
2. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
3. 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 2001-22118, in the Probate Office of ShelbyCounty, Alabama.

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, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the \_\_\_\_\_ day of March, 2002.

03/29/2002-14695  
08:54 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 26.00

Inst # 2002-14695

Special Warranty Deed

Litton Loan Servicing, LP, as Attorney in Fact for The Bank of New York as Indenture Trustee for the Registered Holder of RBMG Funding Co. Mortgage Loan Trust 1998-2 Asset-Backed Notes, Series 1998-2, to Carlos L. Medina and Reyna R. Medina  
March, 2002

The Bank of New York as Indenture Trustee for the  
Registered Holder of RBMG Funding Co. Mortgage Loan Trust 1998-2 Asset-Backed Notes,  
Series 1998-2.

By, Litton Loan Servicing, LP

by, ✓

Its

  
Chris McCormick  
As ASSISTANT MANAGER, REO DEPT.

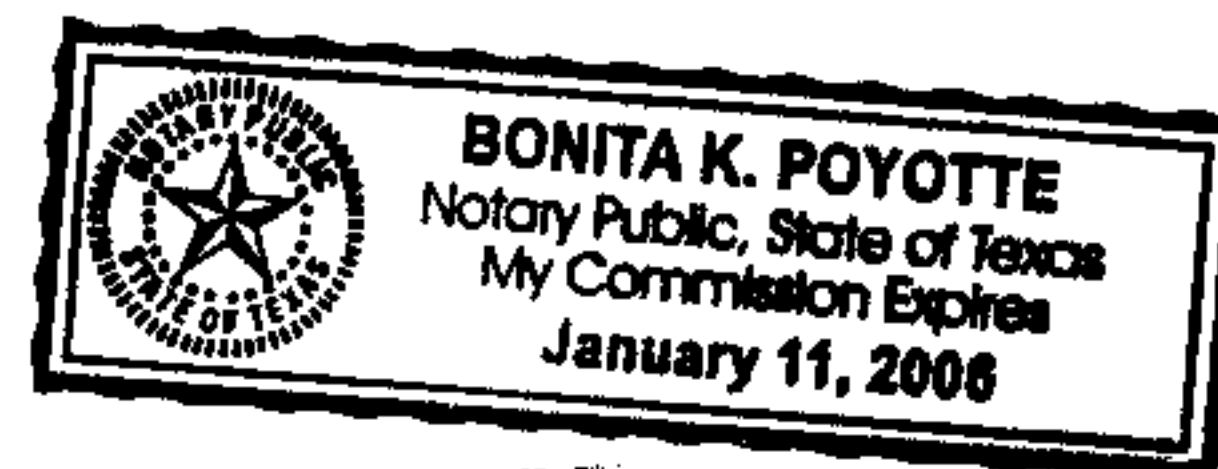
STATE OF TEXAS

COUNTY OF Harris

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Chris McCormick, whose name as authorized signatory of Litton Loan Servicing, LP, as  
Attorney in Fact for The Bank of New York as Indenture Trustee for the Registered Holder of  
RBMG Funding Co. Mortgage Loan Trust 1998-2 Asset-Backed Notes, Series 1998-2.  
., 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 6<sup>th</sup> day of March, 2002.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL



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