

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

Send Tax Notice to:
John Johnson Jr.

242 Baron Drive
Chelsea, AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-three thousand six hundred and 00/100 Dollars (\$43,600.00) to the undersigned Grantor, Bankers Trust Company, as Indenture Trustee for the registered holders of RBMG Funding Trust 1997-2 Mortgage-Backed Bonds, Series 1997-2, a corporation, by Litton Loan Servicing, LP, 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 John Johnson Jr., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, Deer Springs Estates, according to the plat thereof recorded in Map Book 5, Page 38, of the records in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
2. 35-foot building set back line from Deer Springs Road as shown on recorded map.
3. Utility easements as shown on recorded map of said subdivision.
4. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
5. Easement to Colonial Pipe Line Company, dated August 18, 1971, and recorded in Deed Book 269, Page 531, and easements to Colonial Pipe Line Company recorded in Deed Book 221, Page 758, 760, and 762 in Probate Office.
6. Transmission line permit to Alabama Power Company recorded in Deed Book 127, Page 399, in Probate Office.
7. 35-foot minimum building line as shown on recorded map.
8. 10-foot easement across rear lot line as shown on recorded map.
9. 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. 2002-14005, in the Probate Office of Shelby County, 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.

Special Warranty Deed
August 5, 2002

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
6th day of August, 2002.

Bankers Trust Company, as Indenture Trustee for the
registered holders of RBMG Funding Trust 1997-2
Mortgage-Backed Bonds, Series 1997-2
By, Litton Loan Servicing, LP

by,
Its


Chris McCormick

ASST. MANAGER, REO DEPT.
As Attorney in Fact

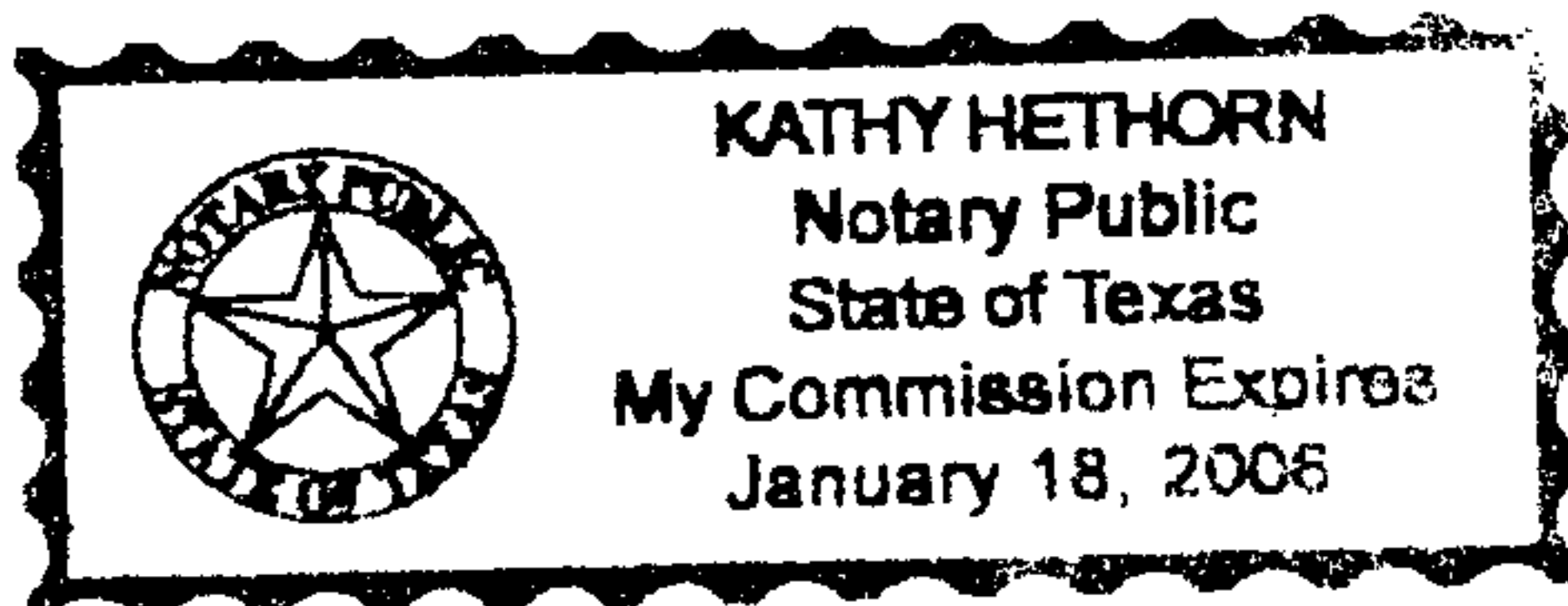
Authorized
Signature


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
ASST. MANAGER, REO DEPT., whose name as Authorized Signature of Litton
Loan Servicing, LP, as Attorney in Fact for Bankers Trust Company, as Indenture Trustee for the
registered holders of RBMG Funding Trust 1997-2 Mortgage-Backed Bonds, Series 1997-2, 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, action in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 6th day of August, 2002.




NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

3890 Highway 11, Pelham, Alabama 35124
7656473
2002-000184