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20050113000020630 Pg 1/3 67.00
Shelby Cnty Judge of Probate, AL
01/13/2005 10:18:00 FILED/CERTIFIED

Ret to:
Surety Land Title, Inc
300 Office Park Drive Suite 216
Birmingham, AL 35223
Envelope

James Richard Horton
20 Merrell Drive
Shelby, AL 35143

FRS File No.: 416007 5521295

SPECIAL WARRANTY DEED

THE STATE OF Alabama }
COUNTY OF Shelby }

That in consideration of Fifty Thousand and NO/100 (\$50,000.00)
DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the undersigned
GRANTOR, Citibank, N.A., as trustee under the pooling and servicing agreement dated as of November
30, 2001, Series 2001-1, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt of
whereof is acknowledged, the said Grantor does by these presents, grant bargain, sell and convey unto

(herein referred to as Grantees), James Richard Horton

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

See Exhibit "A"

Subject to:

1. All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the

presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

7. 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 dated August 19, 2004, and recorded in the probate office of Shelby.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

TO HAVE AND HOLD unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereunto set its signature and seal, this the 10th day of January, 2005.

Citibank, N.A., as trustee under the pooling and servicing agreement dated as of November 30, 2001, Series 2001-1

By: Shallina Hudson

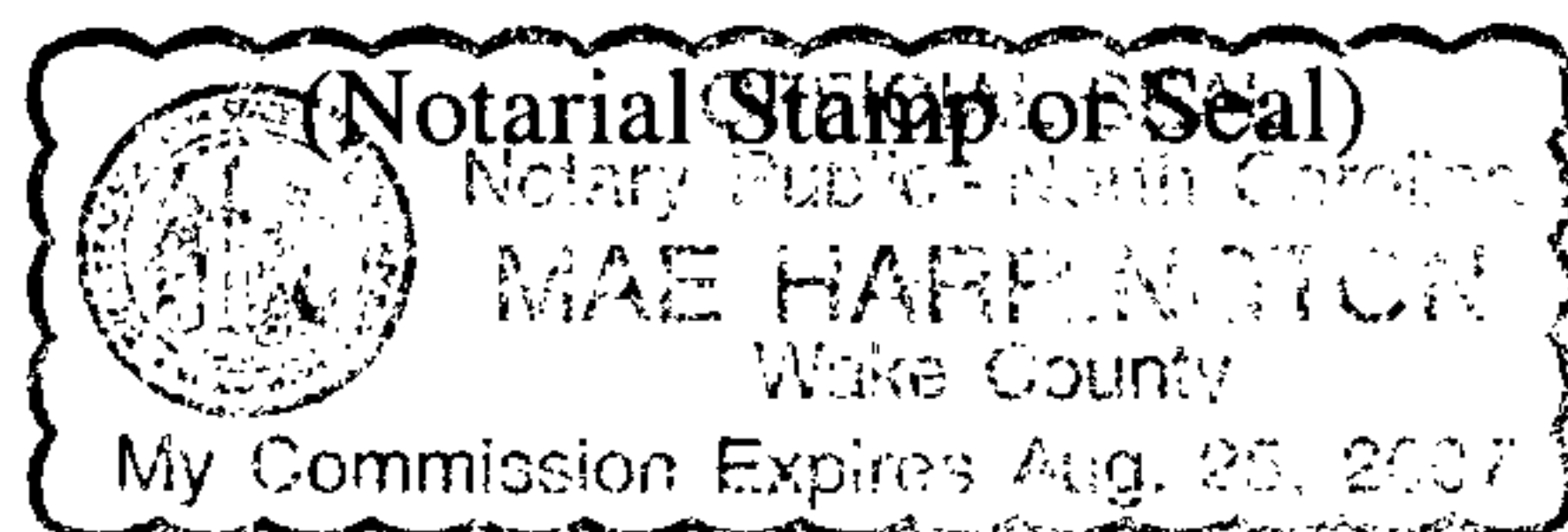
Printed Name: Shallina Hudson

Title: Attorney IN Fact

THE STATE OF NC
COUNTY OF Wake }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shallina Hudson, whose name as Attorney IN Fact, of Citibank, N.A., as trustee under the pooling and servicing agreement dated as of November 30, 2001, Series 2001-1, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said association.

Given under my hand and official seal this the 16 day of November, 2007.



Mae Harrington
Notary Public
My commission expires: _____

This document prepared by: Sarah Myers, National Account Coordinator, 3227 E. 31st Street, #106, Tulsa, OK 74105

FRS File No.: 416007

Customer File No.: 5521295 Mark A Garrett

EXHIBIT A

A parcel of land located In NW 114 of Section 24, Township 22 South, Range I East, Shelby County, Alabama, described as follows: Commence at the NW corner of said Section 24; thence run east along the North line of said 114-114 a distance of 197.65 feet to the point of beginning; thence continue along last described course a distance of 34&00 feet to the Northwest right of way of Highway 42; thence turn 135 degrees, 28 minutes 02 seconds right to the chord of a curve to the left and run a distance of 47S5 feet along said chord; thence turn 2 degrees, 31 minutes 38 seconds left from said chord and run a distance of 266.68 feet along said right of way; thence turn 107 degrees 37 minutes 23 seconds right and run a distance of 262.78 feet to the point of beginning. According to survey of Rodney Y. Shiflett FLS #21784, dated January 10, 2001.