



20070309000108520 1/2 \$51.00  
Shelby Cnty Judge of Probate, AL  
03/09/2007 02:46:34PM 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:  
Eliseo Banajas

1132 Lawley St  
Helen, AL 35080

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-seven thousand and 00/100 Dollars (\$37,000.00) to the undersigned Grantor, GMAC Mortgage Corporation, a corporation, by GMAC Mortgage, LLC successor by merger to GMAC Mortgage 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 Eliseo Banajas, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 4, 5 and 6, Block G, in Liberty Heights, as recorded in Map Book 3, Page 26, 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. Right of way to Level 3 as recorded in Instrument No. 1999-50835 and Instrument No. 1999-49472.
4. Easement to Plantation Pipeline as recorded in Book 318, Page 385.
5. 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. 20060407000160880, 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.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

Shelby County, AL 03/09/2007  
State of Alabama

Deed Tax: \$37.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
22 day of February, 2007.

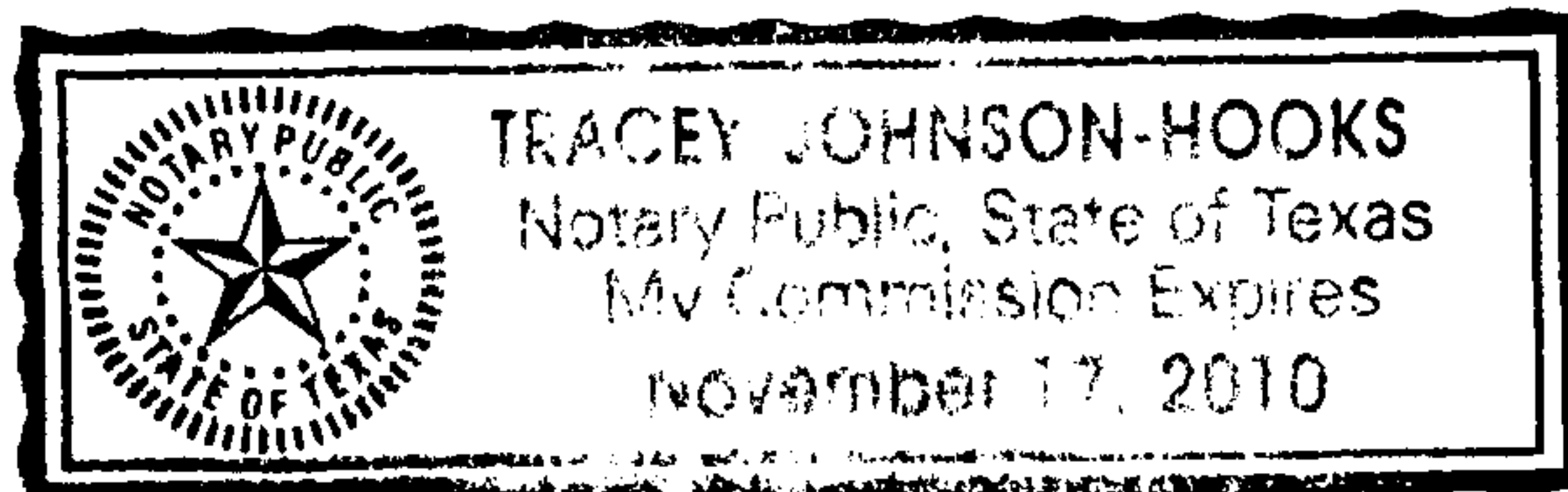
GMAC Mortgage Corporation  
By, GMAC Mortgage, LLC successor by merger to GMAC  
Mortgage Corporation

by, [Signature]  
Its \_\_\_\_\_  
As Attorney in Fact

STATE OF Texas  
COUNTY OF Bullas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Todd Cuckey, whose name as Limited Signing Officer of GMAC  
Mortgage, LLC successor by merger to GMAC Mortgage Corporation, as Attorney in Fact for  
GMAC Mortgage Corporation, 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 22nd day of February, 2007.



[Signature]  
NOTARY PUBLIC  
My Commission expires: 11/17/10  
AFFIX SEAL

2006-001076