



20070524000243380 1/2 \$109.50  
Shelby Cnty Judge of Probate, AL  
05/24/2007 03:13:48PM FILED/CERT

Shelby County, AL 05/24/2007  
State of Alabama

Deed Tax: \$95.50

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

Send Tax Notice to:  
Dee Burnette

*116 Corey Chase*  
*Tuscaloosa, AL 35406*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-five thousand five hundred and 00/100 Dollars (\$95,500.00) to the undersigned Grantor, The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank, N.A. as Trustee, Residential Funding Company, LLC fka Residential Corporation, Attorney in Fact, for that certain pool #4733, series #2003-RS-7, a corporation, (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 Dee Burnette, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 56, according to the Survey of Wyndham Cottages, Phase I, as recorded in Map Book 25, Page 14, 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. Easement/right-of-way to Alabama Power Company as recorded in Book 1 Page 132.
4. Easement/right-of-way to Town of Helena as recorded in Book 305 Page 394 and Book 305, Page 396 and Book 305, Page 398 and Book 305 Page 400 and Book 305, Page 402.
5. Easement/right-of-way to Shelby County as recorded in Book 154 Page 384.
6. Mineral and mining rights as recorded in Book 324 Page 362.
7. Restrictions, easements and building lines as shown on recorded map.
8. 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. 20070501000200950, 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 16 day of May, 2007.

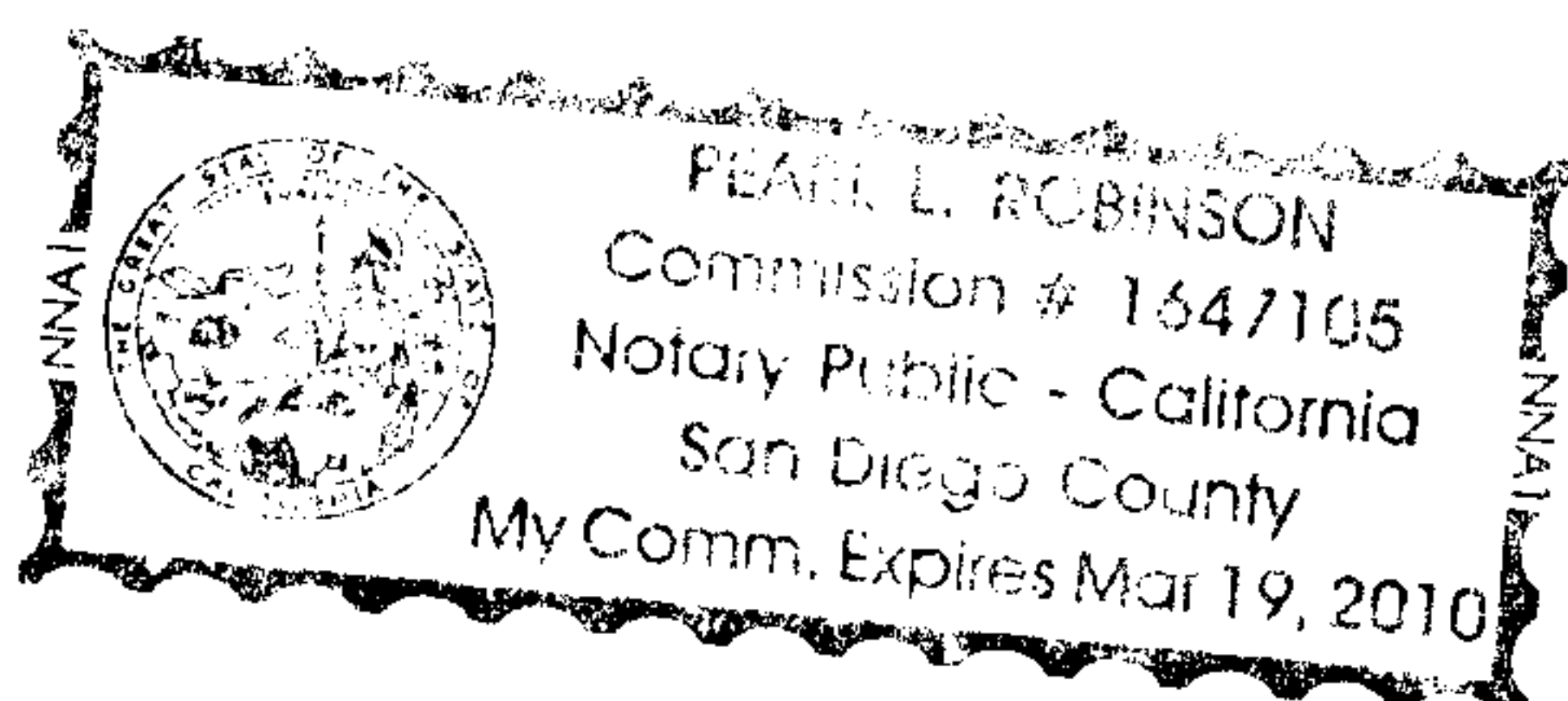
The Bank of New York Trust Company, N.A. as successor  
to JP Morgan Chase Bank, N.A. as Trustee, Residential  
Funding Company, LLC fka Residential Corporation ,  
Attorney in Fact, for that certain pool #4733, series #2003-  
RS-7

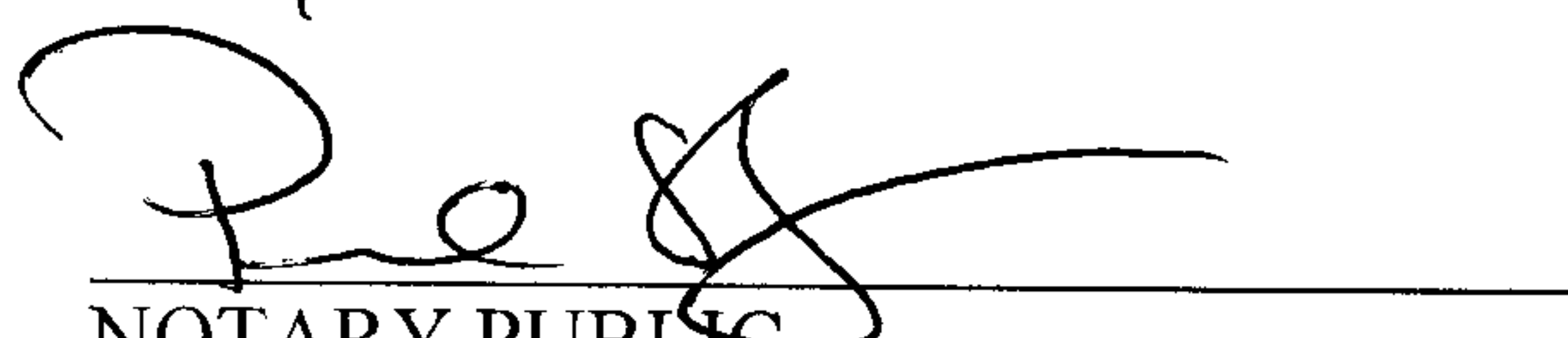
by,   
Its Olivia Ruiz

STATE OF CA  
COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Olivia Ruiz, whose name as VD of The Bank  
of New York Trust Company, N.A. as successor to JP Morgan Chase Bank, N.A. as Trustee,  
Residential Funding Company, LLC fka Residential Corporation , Attorney in Fact, for that  
certain pool #4733, series #2003-RS-7, 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.

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



  
NOTARY PUBLIC  
My Commission expires: 3-19-10  
AFFIX SEAL

2006-002365