

20070824000400100 1/2 \$104.00
Shelby Cnty Judge of Probate, AL
08/24/2007 01:11:32PM FILED/CERT

Shelby County, AL 08/24/2007
State of Alabama

Deed Tax: \$90.00

This Instrument Prepared By:
Keri Roth
MorrisHardwickSchneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-070800703S

Send Property Tax Notice to:

2107 Village Lane
Calera AL 35040

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ninety Thousand and 00/100 Dollars (\$90,000.00) cash in hand paid to

US Bank, N.A. as Trustee

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Timothy Sullivan

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 224, SURVEY OF WATERFORD VILLAGE-SECTOR 3, according to the map or plat of said subdivision on file and record in the office of the Judge of Probate of Shelby County, in Book 31, Page 135.

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument Number 20070321000129540.

IN WITNESS WHEREOF, US Bank, N.A. as Trustee, has caused these present to be executed in its name and on its behalf as aforesaid, on this 9 day of August, 2007

Patricia Flores
Witness Patricia Flores

US Bank, N.A. as Trustee

Sharmel Dawson-Tyau (Seal)
By: Sharmel Dawson-Tyau ✓

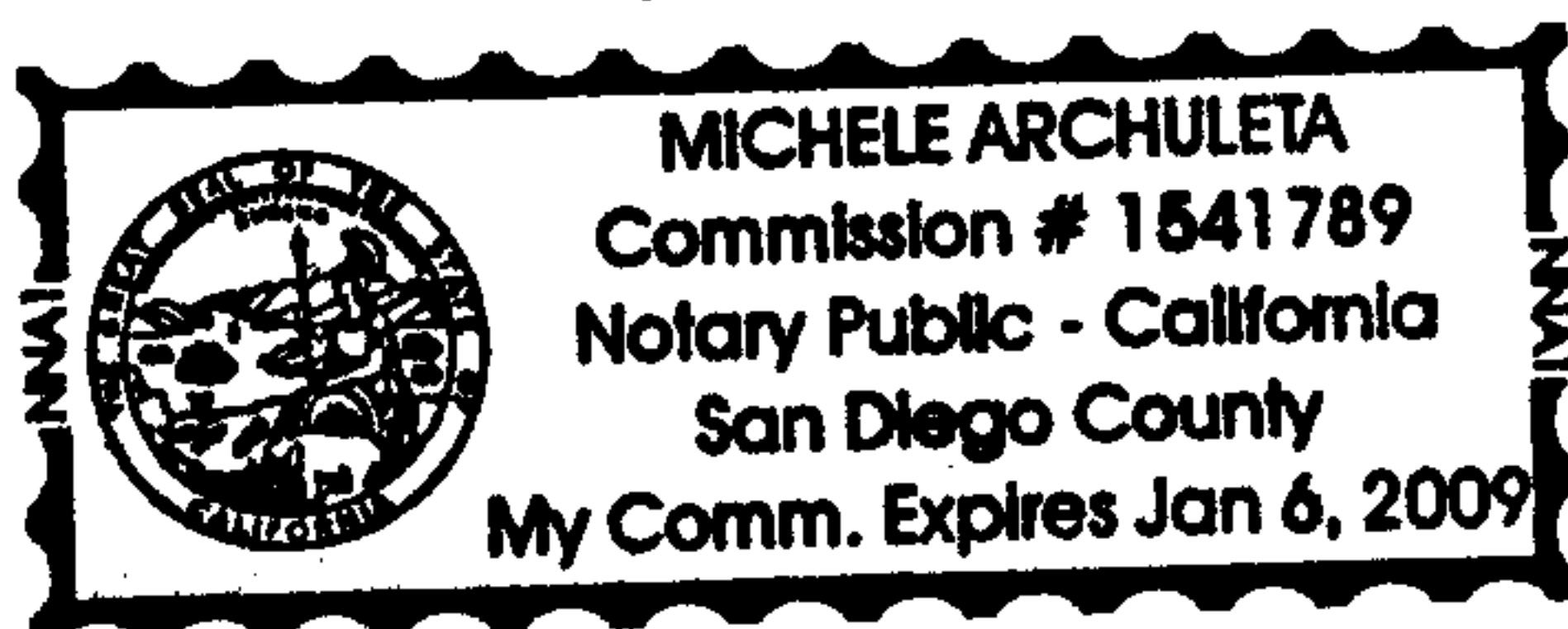
(Seal)
By: _____

State of CA
County of San Diego

(Corporate Seal)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Sharmel Dawson-Tyau and _____, whose names as _____ and _____, respectively of US Bank, N.A. as Trustee, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 9 day of August, 2007



Notary Public
My Commission Expires: _____
[Seal]

Reference:
2107 Village Lane
Calera, AL, 35040
Servicer Loan #: 0440362861