

20071004000464680 1/2 \$38.00
Shelby Cnty Judge of Probate, AL
10/04/2007 11:16:33AM FILED/CERT

Shelby County, AL 10/04/2007
State of Alabama

Deed Tax: \$24.00

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

Send Tax Notice to:
H.R. Cook
Kathryn M. Cook
Stanley Hallmark
22 The Oaks Circle
Birmingham, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred thirty-five thousand and 00/100 Dollars (\$235,000.00) to the undersigned Grantor, U.S. Bank National Association, as Trustee, a corporation, by Residential Funding Corporation, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto H.R. Cook, Kathryn M. Cook, and Stanley Hallmark, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22, together with an undivided 1/43rd interest in Lot 44 (common area), according to the Map of The Oaks, as recorded in Map Book 10, Page 89, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to South Central Bell Telephone Company as recorded in Book 3014 Page 744 (Jefferson County Birmingham Division).
4. Roadway easement and agreement recorded in Real Volume 117, Page 24 (Shelby County).
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. , in the Probate Office of Shelby County, Alabama.

\$ 211,400.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 Grantees, their heirs and assigns, forever.

Jeff Palmer

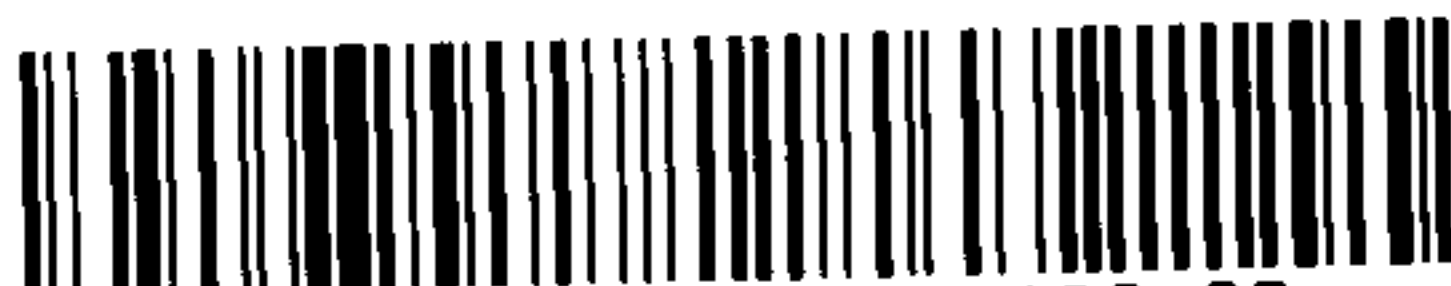
IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 11 day of September, 2007.

U.S. Bank National Association, as Trustee
By, Residential Funding Corporation

by, [Signature]
Its Sharmel Dawson-Tyau VP
As Attorney in Fact

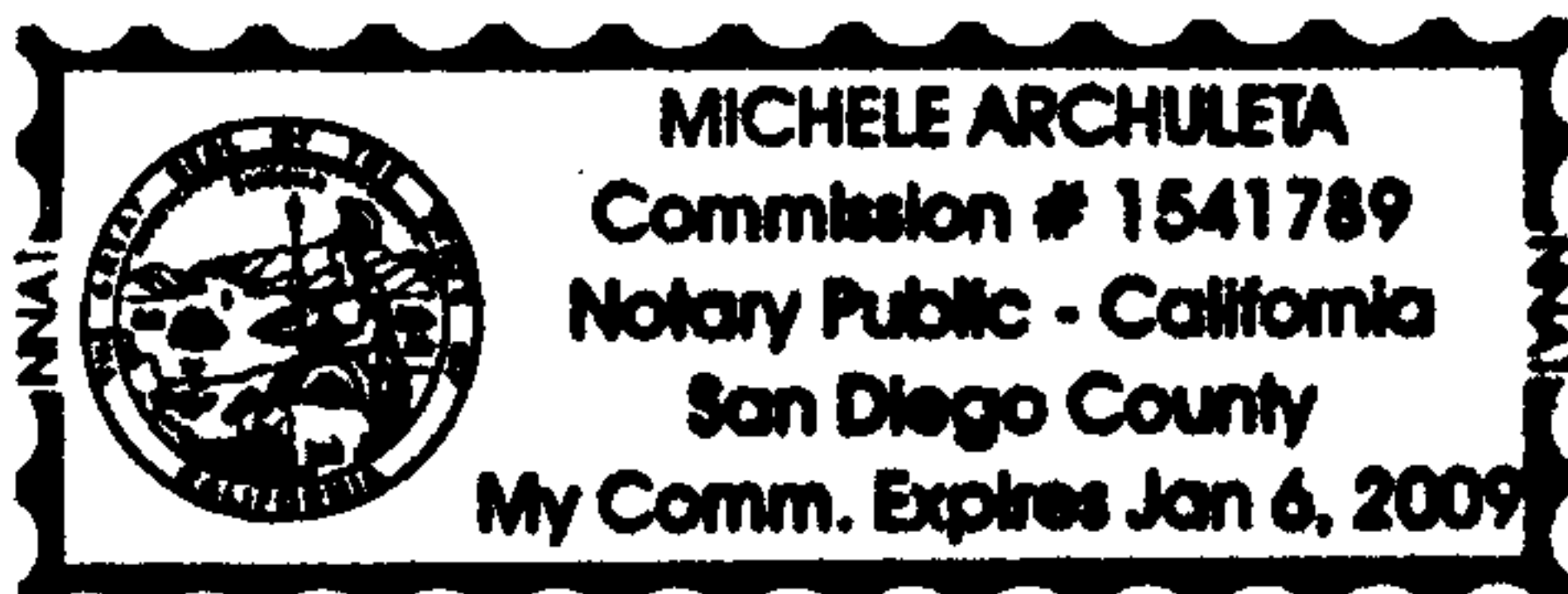
STATE OF CA

COUNTY OF San Diego


20071004000464680 2/2 \$38.00
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sharmel Dawson-Tyau, whose name as VP of Residential Funding Corporation, as Attorney in Fact for U.S. Bank National Association, as Trustee, 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 11 day of September, 2007.



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2007-000557