

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205
3461093

Send Tax Notice to:
Elizabeth Sanderson

1802 MORNING SUN CIRCLE
BIRMINGHAM AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred ten thousand and 00/100 Dollars (\$110,000.00) to the undersigned Grantor, CitiMortgage, Inc., a corporation, by Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), 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 Elizabeth Sanderson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 1802, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument No. 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141 in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of the Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

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. Storm sewer and drainage easement recorded in Real Record 86, Page 349.
4. Sewer line easement and connection agreement recorded in Real Record 43, Page 611, along with all modifications therefore.
5. Quitclaim deed with reservation of rights recorded in Inst. 1994-03407.
6. Right of way to Alabama Power Company recorded in Real Book 2, Pages 792 and 797.
7. Mineral and mining rights recorded in Deed Book 32, Page 48.
8. Terms and provisions recorded in Inst. No. 1994-03407.
9. Restrictive Covenants recorded in Inst. No. 2001-40927.
10. Easement and Agreement to Daniel International recorded in Real Book 356, Page 288.
11. Permit to Alabama Power Company recorded in Real Book 2, Page 792.
12. Right of way to Alabama Power Company recorded in Real Book 2, Page 797 and Deed Book 75, Page 649.
13. Mineral and mining rights recorded in Inst. No. 2000-42310.
14. Articles of Incorporation for Horizon Condominium recorded in Inst. No. 2001-40922.
15. 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. 20070920000441930, 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 October, 2007.

CitiMortgage, Inc.
By, Authorized Signer of National Default REO Services, a
Delaware Limited Liability Company dba First American Asset
Closing Services ("FAACS")

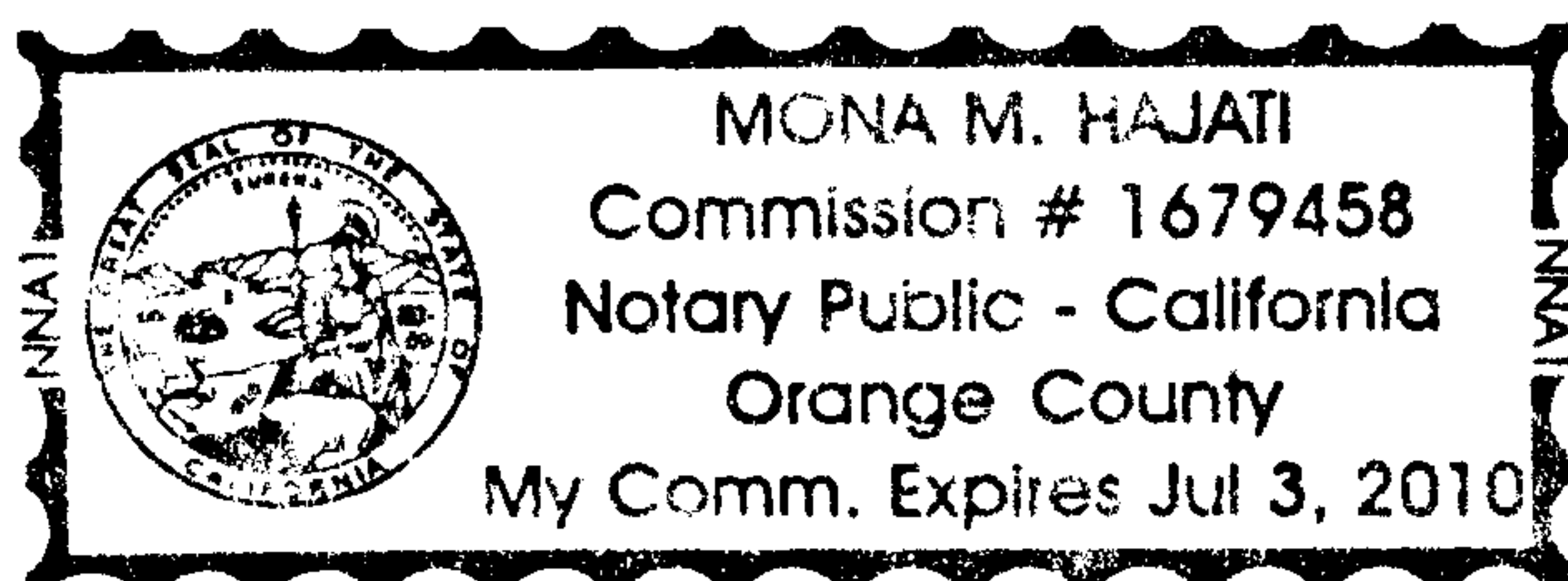
by, _____
Its **JESSICA RAMIREZ, VICE PRESIDENT**
As Attorney in Fact

STATE OF CALIFORNIA

COUNTY OF ORANGE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JESSICA RAMIREZ, VICE PRESIDENT** of Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in Fact for CitiMortgage, Inc., 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 16 day of October, 2007.



NOTARY PUBLIC, MONA M. HAJATI
My Commission expires: JULY 3, 2010
AFFIX SEAL

2007-000939

Shelby County, AL 10/23/2007
State of Alabama

Deed Tax: \$110.00