

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

Send Tax Notice to:  
Akiba Carter  
  
445 Waterford Drive  
Calera, Alabama 35040

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-six thousand and 00/100 Dollars (\$126,000.00) to the undersigned Grantor, U. S. Bank National Association, as Trustee for Credit Suisse First Boston HEAT 2004-7, a corporation, by Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., 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 Akiba Carter, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 542, according to the Survey of Waterford Highlands-Sector 1, as recorded in Map Book 27, Page 137, 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 F. Craig Mitchell as recorded in Book 259 Page 725.
4. Easement/right-of-way to Milford Lee as recorded in Book 317 Page 30.
5. Easement/right-of-way to Shelby County as recorded in Book 240 Page 36.
6. Mineral and mining rights as recorded in Book 345 Page 744 and Inst. No. 1995-1640.
7. Restrictions appearing of record in Inst. No. 2001-12818.
8. Grant to the State of Alabama for railroad as set out in Real 278, Page 5.
9. Terms and conditions as contained in that certain deed recorded in Inst. No. 1995-1640.
10. Release of damages as recorded in Inst. No. 1995-1640 and Real 345, Page 744.
11. Restrictions as shown on recorded plat. 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. 20070831000411110, in the Probate Office of Shelby County, Alabama.

\$124,053.00 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 Grantee, his/her heirs and assigns, forever.

C. B. H.



20080128000034540 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
01/28/2008 10:59:34AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 26 day of November, 2007.

U. S. Bank National Association, as Trustee for Credit Suisse  
First Boston HEAT 2004-7  
By, Wells Fargo Bank, N.A. successor by merger to Wells Fargo  
Home Mortgage, Inc.

by,  
Its

As Attorney in Fact

Jennifer Presley,  
Assistant Vice President

STATE OF Maryland  
COUNTY OF Frederick

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Jennifer Presley, whose name as AVP of Wells Fargo Bank,  
N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact for U. S. Bank  
National Association, as Trustee for Credit Suisse First Boston HEAT 2004-7, 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, action in its capacity as Attorney in Fact as  
aforesaid.

Given under my hand and official seal, this the 26 day of November, 2007.

Rachael A. Hoover

NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

**RACHAEL A. HOOVER**  
NOTARY PUBLIC  
FREDERICK COUNTY  
MARYLAND  
MY COMMISSION EXPIRES JULY 26, 2011

2007-002073

Shelby County, AL 01/28/2008  
State of Alabama

Deed Tax: \$2.00