

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

Send Tax Notice to:
Brooke Chapman

4870 Riverwood Place
Birmingham, AL 35242

SPECIAL WARRANTY DEED

Shelby County, AL 03/13/2008
State of Alabama

Deed Tax: \$9.00

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety thousand and 00/100 Dollars (\$90,000.00) to the undersigned, HSBC Bank USA, as Trustee in trust for Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates Series 2004-RP1, 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 Brooke Chapman, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot B, Block 1, according to the Survey of Riverwood, 1st Addition, as recorded in Map Book 8, Page 49, 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 South Central Bell as recorded in Book 277 Page 219 and Volume 277, Page 422.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 333 Page 700.
5. 35 foot building line as shown by recorded map.
6. 20 foot easement thru lot, 10 foot easement on rear as shown by recorded map.
7. All minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under subject property.
8. Restrictions recorded in Misc. Volume 39, Page 880; Misc. Volume 40, Page 658 and Misc. Volume 40, Page 659.
9. 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. 20070830000410070, in the Probate Office of Shelby County, Alabama.

\$ 81,000.00 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
7 day of ~~December~~, 2007.

JANUARY 8, 2008.

HSBC Bank USA, as Trustee in trust for Citigroup
Mortgage Loan Trust Inc., Asset-Backed Pass-Through
Certificates Series 2004-RP1
By Wells Fargo Bank, N.A. successor by merger to Wells
Fargo Home Mortgage, Inc., as Attorney in Fact

By:

Jodi Cornish

Jodi Cornish

Vice President Loan Documentation

Its

STATE OF

Alabama

COUNTY OF

Pull

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Jodi Cornish, whose name as VP of Wells
Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact
for HSBC Bank USA, as Trustee in trust for Citigroup Mortgage Loan Trust Inc., Asset-Backed
Pass-Through Certificates Series 2004-RP1, 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, acting in its capacity as Attorney in Fact
as aforesaid.

Given under my hand and official seal, this the 7 day of ~~December~~, 2007.

January, 2008

Tamara Stone

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2007-001798

