

20080326000122540 1/2 \$74.00
Shelby Cnty Judge of Probate, AL
03/26/2008 02:55:07PM FILED/CERT

Shelby County, AL 03/26/2008
State of Alabama

Deed Tax: \$60.00

This Instrument Prepared By:

Keri Roth

MorrisHardwickSchneider, LLC

3535 Grandview Parkway, Suite 610

Birmingham, AL 35243

BRR-080200091S

Send Property Tax Notice to:

1037 Grande View Pass
Alabaster, AL 35007

Special Warranty Deed

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) cash in hand paid to

U.S. Bank, N.A. as Trustee

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

Gregory T. Brown and Erin LeAnn Brown

(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 1511, Grand View Estates, Givianppur Addition to Alabaster, 15th Addition, as recorded in Map Book 32, Page 126, in the Probate Office of Shelby County, Alabama.

Source of Title: BK 20070321000129460

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.

\$240,000.00 of the consideration was paid from the proceeds of a first mortgage and \$0.00 for a second mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, U.S. Bank, N.A. as Trustee, has caused these present to be executed in its name and on its behalf as aforesaid, on this 14 day of FEB.

U.S. Bank, N.A. as Trustee

Elke Orona
Witness Elke Orona

[Signature] (Seal)
By: Sharmel Dawson-Tyau VP
Its: _____

State of CA
County of San Diego

(Corporate Seal)

I, Michelle Morey, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Sharmel Dawson-Tyau whose name as President of U.S. 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 14 day of FEB., 2008



[Signature]
Notary Public
My Commission Expires: _____
[Seal]

1037 Grande View Pass
Alabaster, AL, 35007
Servicer Loan #: