

Seller's Loan No: **19064971**

THIS INSTRUMENT PREPARED BY:

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Pell City, Alabama 35125
(205)-338-2295

AFTER RECORDING, PLEASE RETURN TO:

SERVICELINK
4000 INDUSTRIAL BLVD.
ALBUQUERQUE, PA 15001

STATE OF ALABAMA) **SPECIAL WARRANTY DEED**
)
) (w/Right of Survivorship)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Eighty Thousand and No/100 Dollars (\$280,000.00) to the undersigned grantor, **Deutsche Bank Trust Company Americas as Trustee, Residential Funding Company, LLC fka Residential Funding Corporation Attorney-in-Fact**, a corporation (hereinafter referred to as "Grantor"), in hand paid by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto **Ronald W. Annis, Patricia A. Annis, Rodney W. Annis, and Carolyn J. Annis** (hereinafter referred to as "Grantees"), as joint tenants with right of survivorship, all of Grantor's right, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

All that certain parcel of land situate in the County of Shelby and State of Alabama being known as Lot 24, in Block 7, according to the Amended Map Woodford, as recorded in Map Book 8 Page 51 A, B, C & D, in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from M. Lynn Simons, Jr. and Harriet Simons, single individuals to Samuel Steven Smith, Jr. and Maggie P. Smith, husband and wife, as joint tenants with rights of survivorship, as described in Deed Inst. 2001-12138, Dated 3/29/2001, Recorded 4/3/2001 in SHELBY County Records

Tax ID: 10-1-02-0-005-073.000

SUBJECT TO: (1) Taxes for the year 2008 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

TITLE NOT EXAMINED BY PREPARER. Legal description provided by Grantor.

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants with right of survivorship, their heirs and assigns forever; it being the express intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees

herein) in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, by _____, its _____, who is authorized to execute this conveyance, has hereto set its signature and seal, this the _____ day of _____, 2008.

**Deutsche Bank Trust Company Americas
as Trustee, Residential Funding
Company, LLC fka Residential Funding
Corporation, Attorney-in-Fact**

Assistant Secretary

Carmen Figueroa
Witness **Carmen Figueroa**

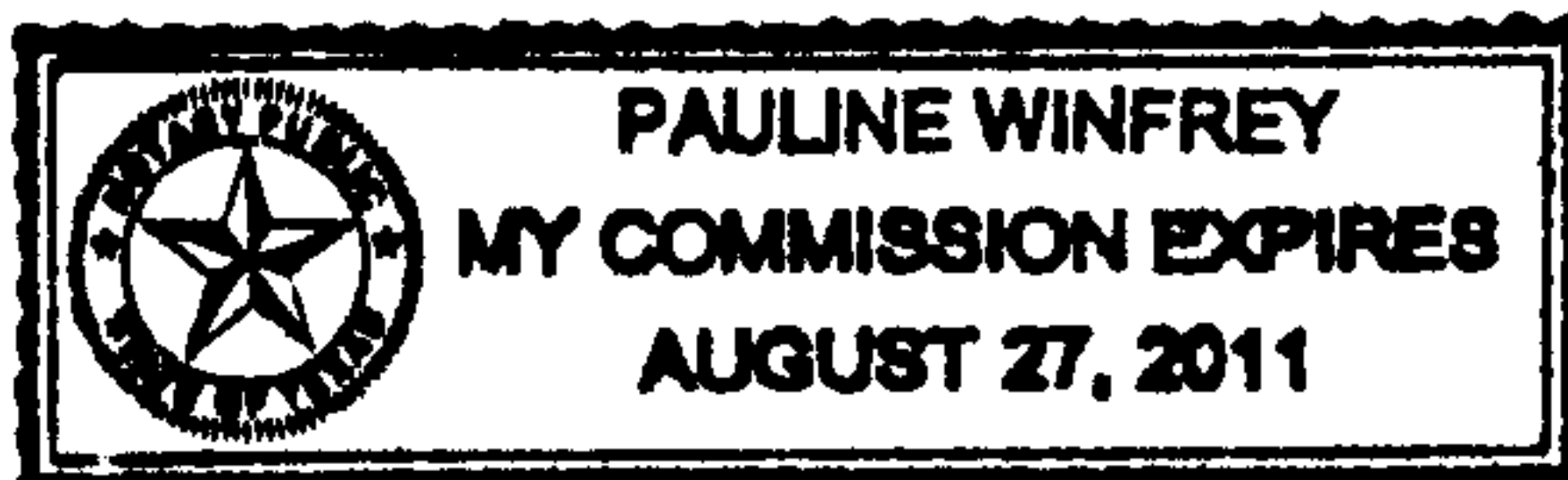
Anaella Castillo
Witness **Anaella Castillo**

By Stacey Bayley **STACEY BAYLEY**
Its Assistant Secretary

STATE OF TX)
COUNTY OF Harris)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **STACEY BAYLEY**, whose name as Authorized Signatory of **Residential Funding Company, LLC fka Residential Funding Corporation**, a limited liability company as attorney-in-fact for **Deutsche Bank Trust Company Americas as Trustee** 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, executed the same voluntarily and with full authority as such officer for such limited liability company in its capacity as attorney-in-fact on the day the same bears date.

Given under my hand and seal on this the 6 day of March, 2008.



Pauline Winfrey
NOTARY PUBLIC
My Commission Expires: _____