

**SPECIAL WARRANTY DEED**

20080501000179020 1/2 \$15.00  
 Shelby Cnty Judge of Probate, AL  
 05/01/2008 01:56:50PM FILED/CERT

<b>THIS INSTRUMENT WAS PREPARED BY</b>		
Resource Title Gulf States LLC-AL 3931 Gallatin Pike Suite B Nashville, TN 37216 866-625-0482		
085272AL		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Bridgeman and Kristina N. Bridgeman	<b>SAME</b>	09-2-04-0-003-104.000
(NAME)	(NAME)	
1057 Knollwood Drive		
(ADDRESS)	(ADDRESS)	
Birmingham AL 35242		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Residential Funding Company, LLC, SAID GRANTOR DOES HEREBY GRANT, BARGAIN, SELL, AND CONVEY UNTO Michael L. Bridgeman and Kristina N. Bridgeman, **HUSBAND + WIFE** AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN SHELBY COUNTY, STATE OF ALABAMA, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 907 according to the survey of Highland Lakes, 9th Sector, Phase I and Eddleman Community as recorded in Map Book 24, Page 1, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

**Source: Instru #20080212000057430**

Together with nonexclusive easement to use the private roadways, common area, all as more particularly described in the Decalaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Instrument #1994-07111 and amended in Instrument #1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, A Residential Subdivision 9th Sector, recorded as Instrument #1998-29634 in the Probate Office of Shelby County, Alabama.

Being the same property conveyed to Asbury Britt, Jr by Warranty Deed from Stephen L. Sims and Elizabeth A. Sims, husband and wife dated December 6, 2006 and recorded on December 8, 2006 in Instrument No. 20061208000596430, Probate Office for Shelby County, Alabama, AND;

Being the same property conveyed to Residential Funding Company, LLC by Corvin Auctioneering, LLC dated January 8, 2008 and recorded February 12, 2008 in Instrument number 20080212000057430, Probate Office for Shelby County, Alabama.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Mineral reservations of record, if any.

unimproved   
 This is  property, known as 1057 Knollwood Drive Birmingham 35242  
 improved

(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Michael L. Bridgeman and Kristina N. Bridgeman, and his/her/their assigns, forever.

Said Residential Funding Company, LLC., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

**THE CONSIDERATION OF THE DEED BEING PAID BY THE MORTGAGE \$301,150.00**

IN WITNESS WHEREOF, the said Residential Funding Company, LLC., has executed this deed this 17th day of April, 2008

Residential Funding Company, LLC

*Sandra Castille*  
By **Sandra Castille**  
**Assistant Vice President**

LITTON LOAN SERVICING, LP  
ATTORNEY-IN-FACT

STATE OF TX

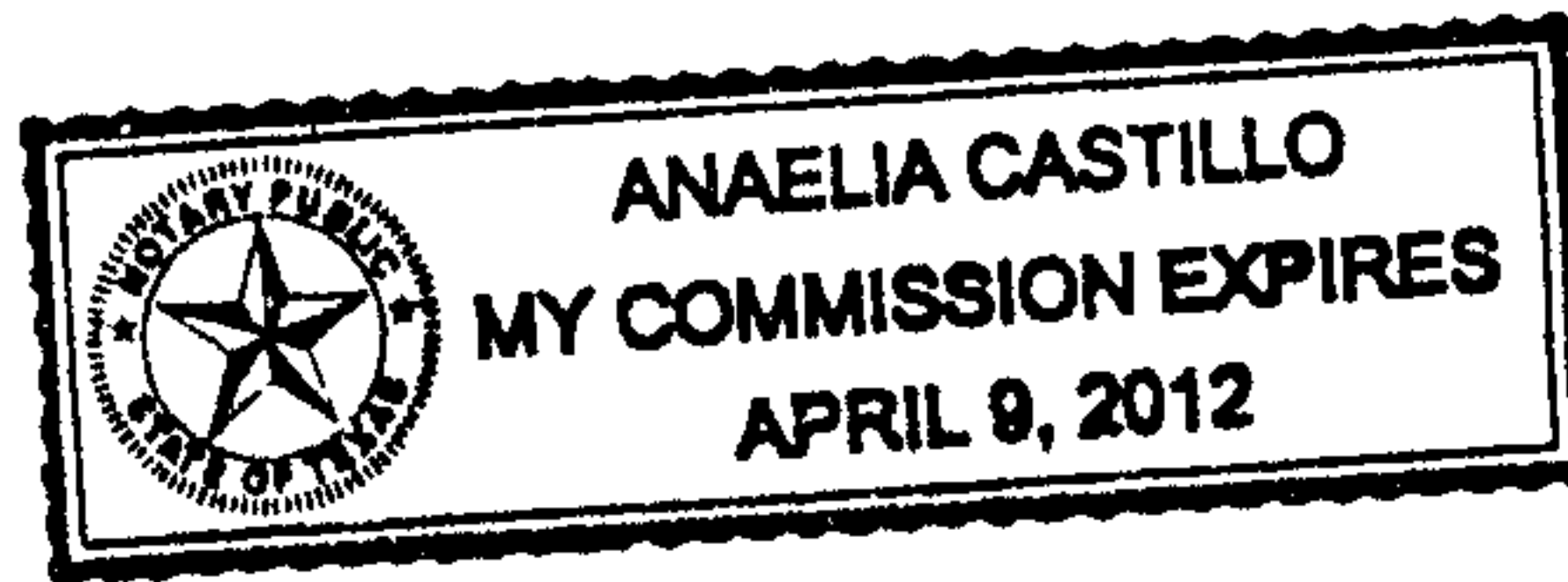
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sandra Castille, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Authorized Signatory of Litton Loan Servicing LP, the Attorney in Fact of said Residential Funding Company, LLC., the within named bargainer, and that he/she as such Authorized Signatory being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book \_\_\_\_\_, Page \_\_\_\_\_ or in Instrument Number \_\_\_\_\_ of record in \_\_\_\_\_ Office of the Probate Judge for Shelby County, Alabama.

Witness my hand and Notarial Seal this 17th day of April, 2008


*Anaelia Castillo*  
\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_



RETURN TO:

Resource Title Agency of Tennessee  
3931 Gallatin Pike, Suite B  
Nashville, TN 37216

  
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