

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

Send Tax Notice to:

Todd Dickinson

Laura Dickinson

2531 Woodfern Circle
Birmingham, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three hundred eighty thousand and 00/100 Dollars (\$380,000.00) to the undersigned, US Bank National Association, as Trustee Residential Funding Company, LLC. fka Residential Funding Corporation Attorney in Fact, a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Todd Dickinson, and Laura Dickinson, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3201, according to the Survey of Riverchase Country Club 32nd Addition, as recorded in Map Book 14, Page 53 A & B, in the Office of the Judge of Probate 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 311 Page 692.
4. Restrictions appearing of record in Misc. Book 14, Page 536 as amended in Misc. Book 17, Page 550 and Misc. Book 34, Page 549 and Real Volume 303, Page 955.
5. Restrictions as shown on recorded plat.
6. 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. 20080408000142270, in the Probate Office of Shelby County, Alabama.

\$ 304,000.00 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 Grantees, their heirs and assigns, forever.

Shelby County, AL 06/13/2008
State of Alabama

Deed Tax: \$76.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 22 day of May, 2008.

US Bank National Association, as Trustee Residential
Funding Company, LLC. fka Residential Funding
Corporation Attorney in Fact

By: Ronald R. Potts

Its Ronald R. Potts, AVP

STATE OF CA

COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald R. Potts, whose name as AVP of US Bank National Association, as Trustee Residential Funding Company, LLC. fka Residential Funding Corporation Attorney in Fact, 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.

Given under my hand and official seal, this the 22 day of May, 2008.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-001444

