

20081126000451670 1/2 \$282.00
Shelby Cnty Judge of Probate, AL
11/26/2008 01:13:29PM FILED/CERT

Shelby County, AL 11/26/2008
State of Alabama

Deed Tax: \$268.00

This Instrument Prepared By:
Paul M. Kemp
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-081000474S

Send Property Tax Notice to:

319 Highland View Dr.
Birmingham, AL 35242

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Six Hundred Eighty Five Thousand and 00/100 Dollars (\$685,000.00) cash in hand paid to

Citibank NA, as Trustee for WAMU Series 2007-HE3 Trust

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

Georgine E. Brancato

(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 1915, according to the Map of Highland Lakes, 19th Sector, an Eddleman Community, as recorded in Map Book 30, Page 121, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 and Instrument No. 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 19th Sector, recorded as Instrument No. 20030103000004930, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the (Declaration).

Property Address: 319 Highland View Drive, Birmingham, AL 35242
Parcel ID#09-2-04-0-002-002.053

Source of Title: Instrument #20080717000288890

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.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #20080717000288890.

~~\$417,000.00~~ \$0.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

Property Address: 319 Highland View Dr, Birmingham, AL 35242
AL_SpecialWarrantyDeed.rdw

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IN WITNESS WHEREOF, Citibank NA, as Trustee for WAMU Series 2007-HE3 Trust, has caused these present to be executed in its name and on its behalf as aforesaid, on this 12th day of November, 2008.

Citibank NA, as Trustee for WAMU Series
2007-HE3 Trust by JP Morgan Chase Bank,
National Association successor in interest to
Washington Mutual Bank as attorney in fact

Kelly Livingston

By: Kelly Livingston (Name)

Its: Assistant Treasurer (Title)

For: _____, attorney in
fact

State of FLORIDA
County of DUVAL

I, Alma I. Cornwell, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, Kelly Livingston, Asst. Treasurer of Washington Mutual Bank, whose name as Attorney-in-Fact for Citibank NA, as Trustee for WAMU Series 2007-HE3 Trust, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 12th day of November, 2008.

Alma I. Cornwell
Notary Public Alma I. Cornwell
My Commission Expires: Jan 13, 2012
[Seal]

Reference:

319 Highland View Dr
Birmingham, AL, 35242
Servicer Loan #:

NOTARY PUBLIC-STATE OF FLORIDA
Alma I. Cornwell
Commission #DD748277
Expires: JAN. 13, 2012
BONDED THRU ATLANTIC BONDING CO., INC.