

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

Send Tax Notice to:
Kevin S. Fisher
Carolyn A. Fisher

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of four hundred thirty thousand and 00/100 Dollars (\$430,000.00) to the undersigned, CitiBank, N.A., not individually but solely as trustee for the holders of Bear Stearns Asset Backed Securities Trust 2007-SD2, a corporation, by Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact, (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 Kevin S. Fisher, and Carolyn A. Fisher, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Greystone, 1st Sector, Phase VI, as recorded in Map Book 16, Page 63, in the Probate Office of Shelby County, Alabama. Mineral and mining rights expected.

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. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
4. Restrictions as shown on recorded plat.
5. 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. 20080527000212830, in the Probate Office of Shelby County, Alabama.

\$ 440,832.00 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.

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

CitiBank, N.A., not individually but solely as trustee for the
holders of Bear Stearns Asset Backed Securities Trust
2007-SD2

By Wells Fargo Bank, N.A. successor by merger to Wells
Fargo Home Mortgage, Inc., as Attorney in Fact

By: _____

Its _____

NICOLE ROBINSON
Vice President Loan Documentation

STATE OF IA

COUNTY OF Polk

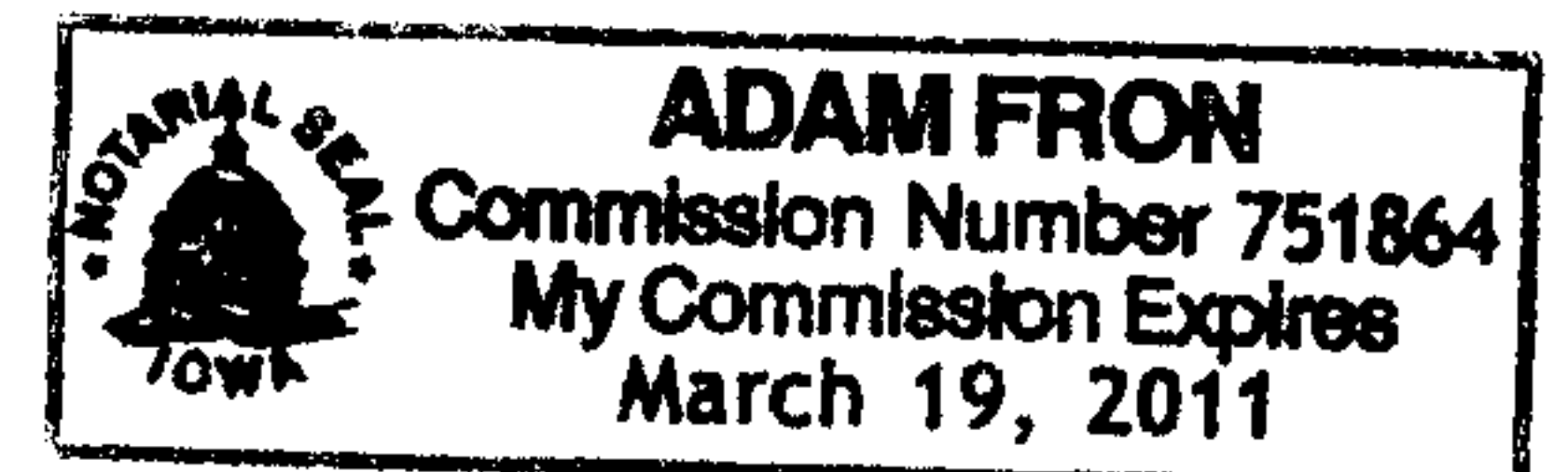
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Nicole Robinson, whose name as VP of Wells
Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact
for CitiBank, N.A., not individually but solely as trustee for the holders of Bear Stearns Asset
Backed Securities Trust 2007-SD2, 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, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 7 day of November, 2008.

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL



2008-002017