

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

Send Tax Notice to:  
Paul A. Tessier  
Patsy S. Tessier  
825 Shady Oak Lane  
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred thousand and 00/100 Dollars (\$100,000.00) to the undersigned, US Bank National Association, as Trustee for Residential Funding Company, LLC f/k/a 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 Paul A. Tessier, and Patsy S. Tessier, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, Block 1, according to the Survey of Meadowlark, as recorded in Map Book 7, Page 98, in the Probate Office 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 317 Page 272 and Book 1995, Page 1634.
4. Easement/right-of-way to South Central Bell Telephone Company as recorded in Book 320 Page 887.
5. Restrictions appearing of record in Misc Book 28, Page 14.
6. 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.
7. Restrictions as shown on recorded plat.
8. 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. 20081007000396210, in the Probate Office of Shelby County, Alabama.

\$ 80,000.00 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, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 29<sup>TH</sup> day of December, 2008.

US Bank National Association, as Trustee for Residential  
Funding Company, LLC f/k/a Residential Funding Corporation  
Attorney in Fact

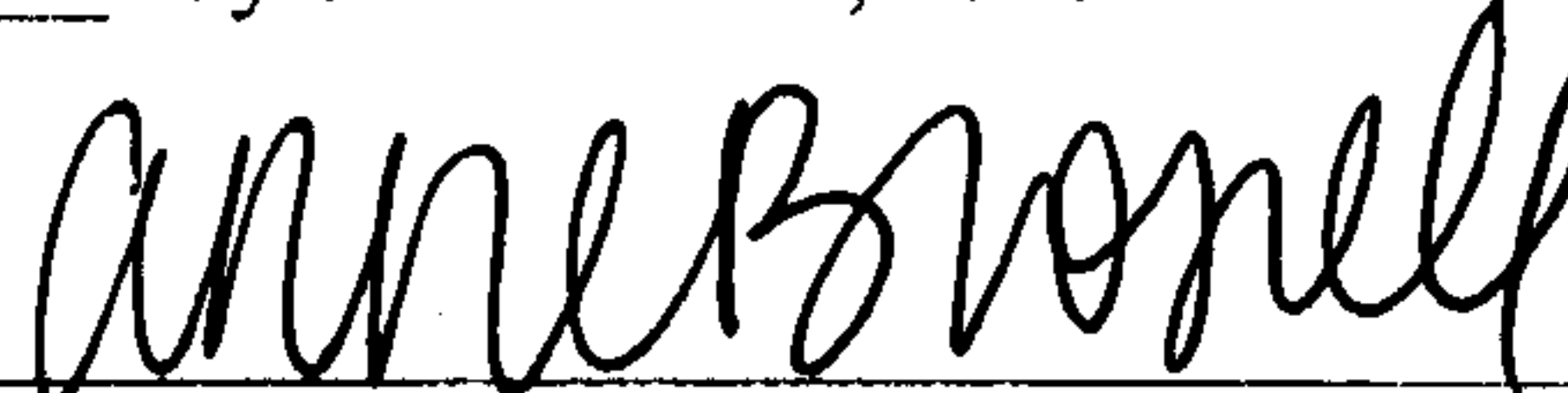
By:   
Its **Gregg M. Buckley**  
**Processing Management Jr Officer**

STATE OF CALIFORNIA

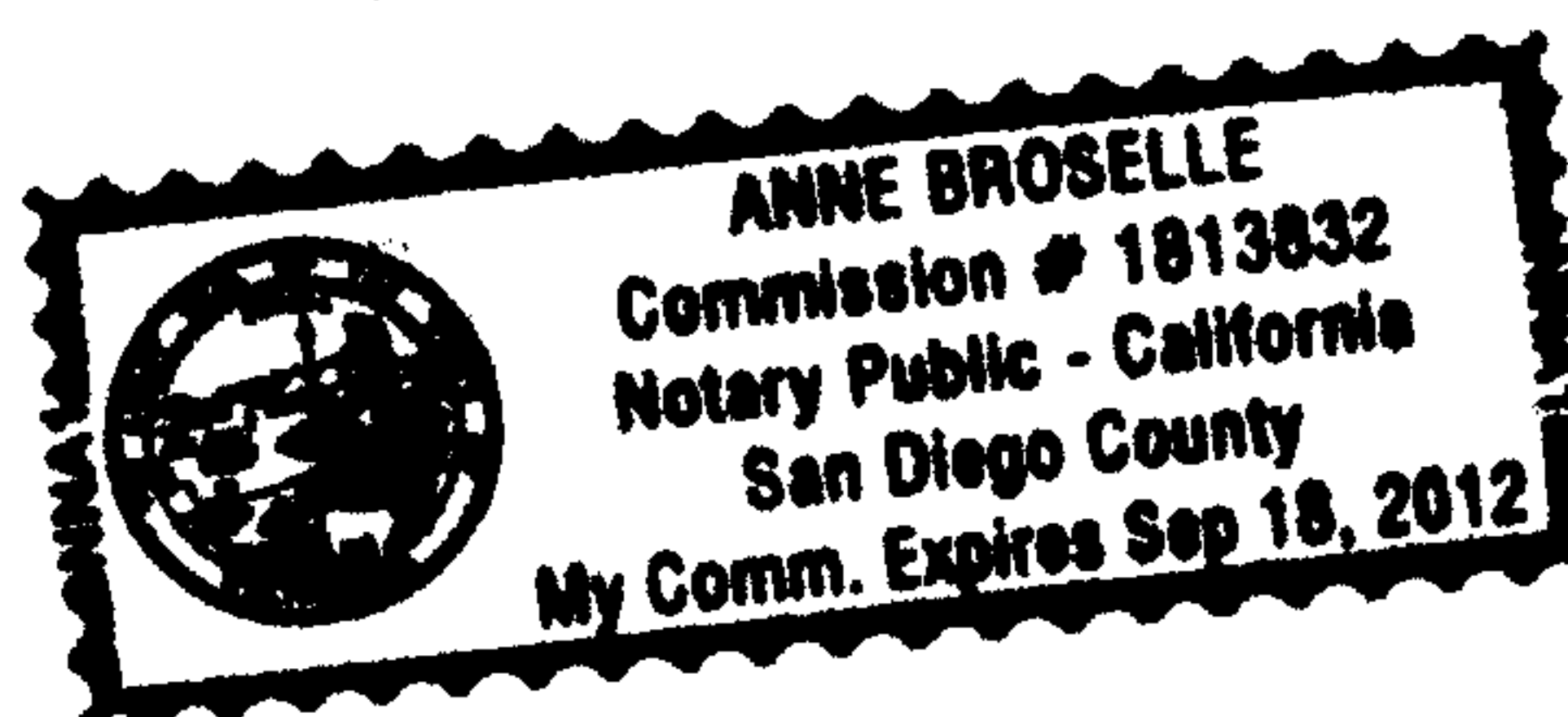
COUNTY OF SAN DIEGO

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gregg M. Buckley**, whose name as **Processing Management Jr Officer** of US Bank National Association, as Trustee for Residential Funding Company, LLC f/k/a 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 29<sup>TH</sup> day of December, 2008.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2008-004090



Shelby County, AL 01/15/2009  
State of Alabama

Deed Tax: \$20.00