

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

Send Tax Notice to: Cedma Cardenas

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

Lot 63, according to the Survey of The Meadows, Plat 2, as recorded in Map Book 20, Page 26 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

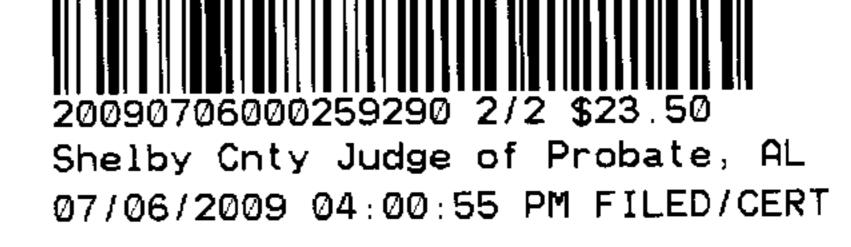
## Subject to:

- 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 Grantee herein assume and agree to pay.
- 3. Restrictions and covenants appearing of record in Inst. No. 1995-18312.
- 4. 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.
- 5. Restrictions as shown on recorded plat. 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. 20081015000406930, in the Probate Office of Shelby County, Alabama.

\$ 82,800.00 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 Grantee, his/her heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the day of June, 2009.

> US Bank National Association as Trustee Residential Funding Company, LL

STATE OF UNT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that 3 yours name as 19770 of US Bank

National Association as Trustee Residential Funding Company, LLC, 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

day of June, 2009.

MICHELE ARCHULETA Commission # 1826246 Notary Public - California San Diego County My Comm. Expires Jan 6, 2013

NOTARY PUBLIC

My/Commission expires:

AFFIX SEAL

2008-004224

Shelby County, AL 07/06/2009

State of Alabama Deed Tax : \$9.50