

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

203 Jasmine Drive
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of, Ninety Two Thousand and no/100 \$20,000.00 Dollars
92,000.00 to the undersigned, US Bank National Association as Trustee Residential Funding
Company, LLC, a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein,
the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell
and convey unto Cedma Cardenas, (herein referred to as Grantee), the following described real
estate situated in Shelby County, Alabama, to-wit:

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.



20090706000259290 2/2 \$23.50
Shelby Cnty Judge of Probate, AL
07/06/2009 04:00:55 PM FILED/CERT

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

US Bank National Association as Trustee Residential
Funding Company, LLC

By: *Scott Richards*

Its Scott Richards, PMTO

STATE OF CA

COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Scott Richards, whose name as PMTO 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 4 day of June, 2009.



2008-004224

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

Shelby County, AL 07/06/2009

State of Alabama

Deed Tax : \$9.50