



20090811000308620 1/2 \$46.00
Shelby Cnty Judge of Probate, AL
08/11/2009 11:25:09 AM FILED/CERT

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

Send Tax Notice to:
Donald R. Hudson II

1130 Kent Dairy Road
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-two thousand and 00/100 Dollars (\$32,000.00) to the undersigned, U.S. Bank National Association, as trustee for RAMP 2005-EFC7, a corporation, by Residential Funding Company, LLC, as Attorney in Fact, (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 Donald R. Hudson II, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

The Northeast 1/4 of the Northwest 1/4 of Section 15, Township 21, Range 3 West, more particularly described as follows:

Commence at the Northeast corner of said Northeast 1/4 of the Northwest 1/4 and run thence West along the North line of said last named forty acres 990 feet; thence 90 degrees left for a distance of 210 feet to the point of beginning of the land herein described; thence continue South along said course 195 feet; thence 90 degrees left for a distance of 175 feet; thence 90 degrees left for a distance of 195 feet; thence 90 degrees left for a distance of 175 feet to the point of beginning.

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. Easement/right-of-way to Shelby County as recorded in Book 217 Page 418; Book 216, Page 567; Book 216, Page 568.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 223 Page 499.
5. Right of Way as set forth in Deed Book 295, Page 681 and Deed Book 295, Page 683
6. 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. 20090617000232590, in the Probate Office of Shelby County, Alabama.

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.

Shelby County, AL 08/11/2009

State of Alabama
Deed Tax : \$32.00

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 27th day of July, 2009.

U.S. Bank National Association, as trustee for RAMP
2005-EFC7

By Residential Funding Company, LLC, as Attorney in
Fact

By: 

Its Processing Management Jr Officer

Gregg M. Buckley

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 Residential Funding Company, LLC, as Attorney in Fact for U.S. Bank National Association, as trustee for RAMP 2005-EFC7, 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 27th day of July, 2009.


NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-001817