

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

Send Tax Notice to:
Andrea Adkins

119 Autry Drive
Chelsea, AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of eighty-six thousand three hundred and 00/100 Dollars (\$86,300.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Andrea Adkins, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 34 Township 19 South Range 1 West; Thence Easterly along the 1/4-1/4 line for 91.65 feet; thence turn an angle right of 90 degrees 00 minutes and run 191.28 feet to the point of beginning; thence turn an angle to the right of 130 degrees 47 minutes and run 138.70 feet to a point; thence turn right of 75 degrees 47 minutes and run 115.45 feet to a point; thence turn an angle to the right of 76 degrees 18 minutes and run 78.87 feet; thence turn an angle to the left of 7 degrees 55 minutes and run 61.87 feet; thence turn and angle to the right of 8 degrees 38 minutes and run 37.97 feet to a point; thence turn and angle to the right of 116 degrees 02 minutes and run 136.71 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run 9.30 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes and run 65.93 feet to the point of beginning.

Also a non-exclusive 30 foot easement for ingress and egress, lying 15 feet on either side of the centerline described as follows: Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 34 Township 19 South Range 1 West; thence easterly along the 1/4-1/4 line for 91.65 feet; thence turn an angle right of 90 degrees 00 minutes and run 191.28 feet to the point of beginning; thence turn an angle to the right of 130 degrees 47 minutes and run 138.70 feet to a point; thence turn right of 75 degrees 47 minutes and run 130.90 feet to a point in the centerline of said easement, said point being the point of beginning; thence turn an angle of 76 degrees 18 minutes and run 65.22 feet; thence 8 degrees 38 minutes right and run 49.34 feet; thence right 4 degrees 45 minutes for 75 feet; thence right 17 degrees for 150 feet to a point of intersection with the east right of way of Shelby County Highway No. 47 and the point of termination of said easement.


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 Alabama Power Company as recorded in Book 134 Page 123 and Book 148, Page 12.
4. Easement/right-of-way to South Central Bell Telephone Company as recorded in Book 331 Page 371 and Book 329, Page 748.
5. Restrictions and covenants appearing of record in Book 345, Page 456 an Instrument No. 1997-22087
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. 20090203000033000, in the Probate Office of Shelby County, Alabama.

\$ ALL 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.


20090813000312880 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
08/13/2009 03:35:02 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 22nd day of June, 2009.

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

By: [Signature]

Its Processing Management Jr Officer

STATE OF CALIFORNIA

DAVID HOVLEY

COUNTY OF SAN DIEGO

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID HOVLEY, 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.

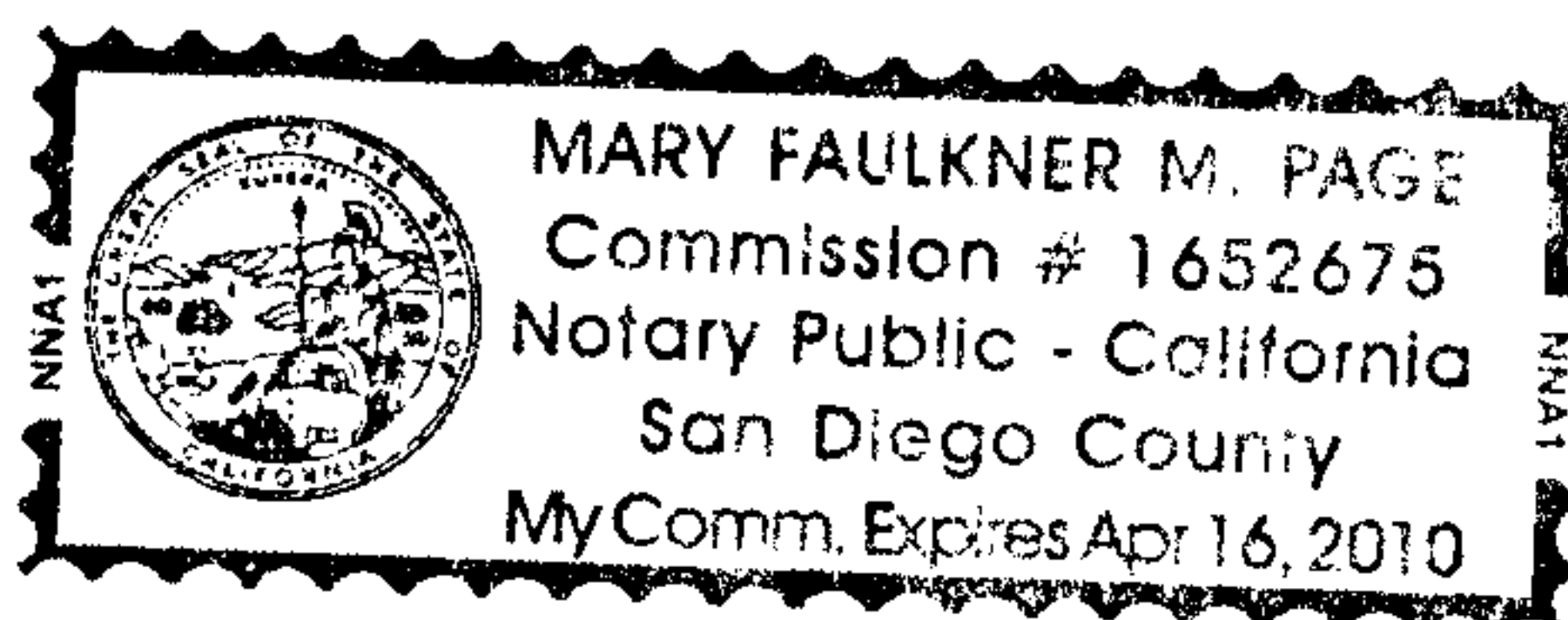
Given under my hand and official seal, this the 22nd day of June, 2009.


[Signature]
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-000310




20090813000312880 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
08/13/2009 03:35:02 PM FILED/CERT