



20091020000394700 1/2 \$17.50
 Shelby Cnty Judge of Probate, AL
 10/20/2009 12:07:52 PM 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:
 Linda L. Banfield
 Carmen L. Banfield
 131 Old Spanish Trail
 Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-eight thousand and 00/100 Dollars (\$128,000.00) to the undersigned, US Bank National Association, as Trustee for Residential Funding Company, LLC fka Residential Funding Corporation, 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 Linda L. Banfield, and Carmen L. Banfield, (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 1, Block 2, according to the Survey of Mission Hills, First Sector, as recorded in Map Book 6, Page 47 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 Grantees herein assume and agree to pay.
3. Restrictions, covenants and conditions recorded in Misc. Book 11, Page 134.
4. Transmission line permit granted to Alabama Power Company recorded in Deed 101, Page 76 and Deed 121, Page 188.
5. Restrictions, covenants, and conditions recorded in Map Book 6, Page 47.
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. 20090629000250390, in the Probate Office of Shelby County, Alabama.

\$ 125,681.00 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.



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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 9 day of September, 2009.

US Bank National Association, as Trustee for Residential Funding Company, LLC fka Residential Funding Corporation

By: [Signature]

Its Sharmel Dawson-Tyau [Signature]

STATE OF CA

COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sharmel Dawson-Tyau, whose name as [Signature] of US Bank National Association, as Trustee for Residential Funding Company, LLC fka Residential Funding Corporation, 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 9 day of September, 2009.



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-002117

Deed Tax : \$2.50