



20091229000473900 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
12/29/2009 02:18:06 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:  
John F. Milkay  
Joanna G. Milkay  
*166 Chestnut Lane  
Helena, AL 35080*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred fifty-eight thousand and 00/100 Dollars (\$258,000.00) to the undersigned, Wells Fargo Bank, N.A., as Trustee on Behalf of the Certificate Holders, MASTR Asset-Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates, Series 2007-NCW, a corporation, by BAC Home Loan Servicing, LP fka Countrywide Home Loans Servicing LP, as Attorney in Fact, (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 John F. Milkay, and Joanna G. Milkay, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2-B, according to the Map of Weber Family Subdivision, Resurvey of Tract 2 of Chestnut Glen Estates, as recorded in Map Book 36, Page 73, in the Probate Office of 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, easements and setback lines as shown on recorded plat.
4. 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. 20080930000385570, in the Probate Office of Shelby County, Alabama.

\$253,326.00 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 Grantees, their heirs and assigns, forever.

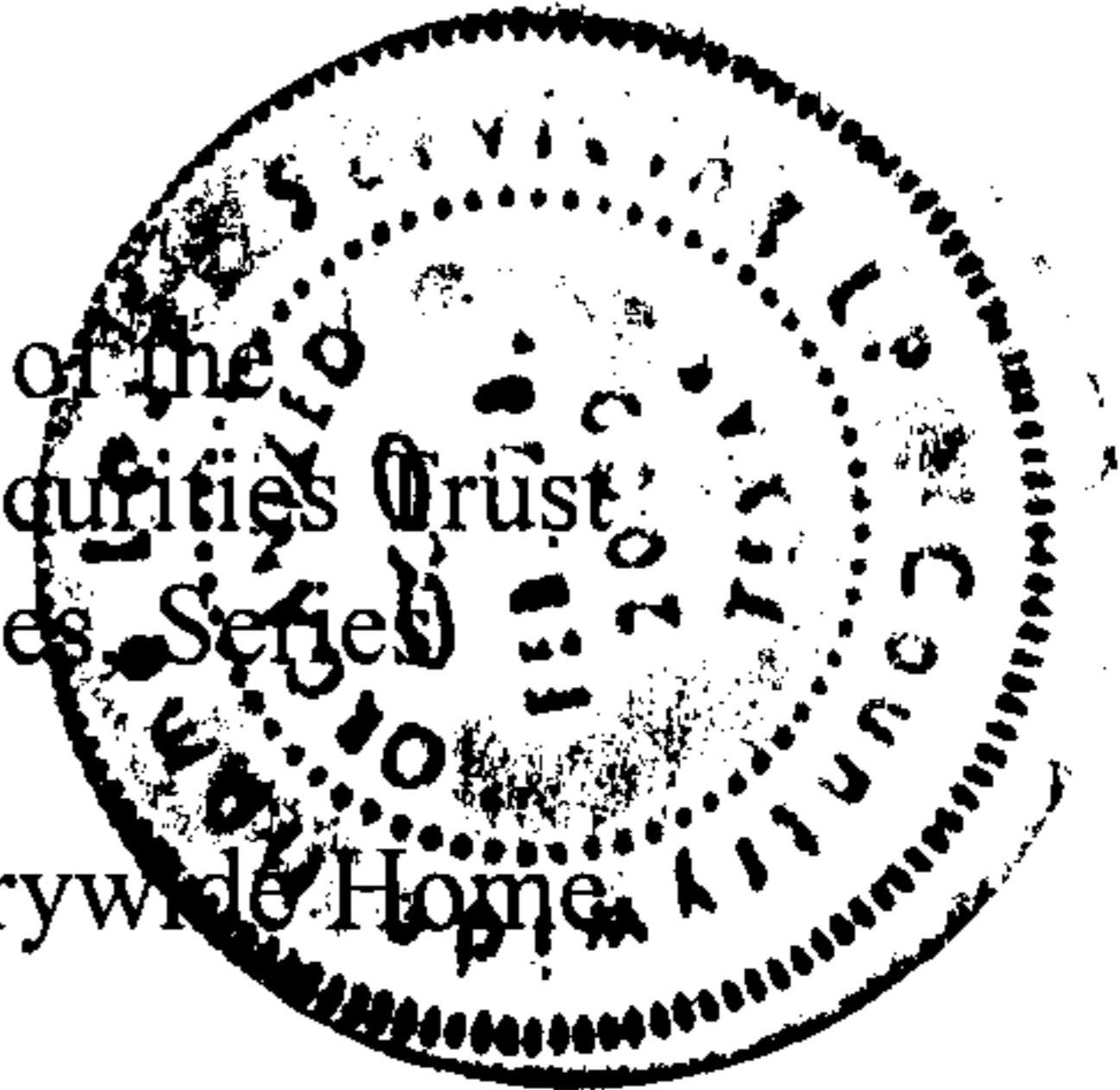




20091229000473900 2/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
12/29/2009 02:18:06 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 23 day of November, 2009.

Wells Fargo Bank, N.A., as Trustee on Behalf of the Certificate Holders, MASTR Asset-Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates, Series 2007-NCW  
By BAC Home Loan Servicing, LP fka Countrywide Home Loans Servicing LP, as Attorney in Fact



By: [Signature]  
Its **Tsedale Alemu, Assistant Secretary**

STATE OF TEXAS  
COLLIN

COUNTY OF \_\_\_\_\_

Deed Tax : \$5.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tsedale Alemu**, whose name as **Assistant Secretary** of BAC Home Loan Servicing, LP fka Countrywide Home Loans Servicing LP, as Attorney in Fact for Wells Fargo Bank, N.A., as Trustee on Behalf of the Certificate Holders, MASTR Asset-Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates, Series 2007-NCW, 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 23 day of November, 2009.

[Signature]  
NOTARY PUBLIC

My Commission expires: JUNE 12, 2012  
AFFIX SEAL

2008-004327

