

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

Send Tax Notice to:  
Benjamin B. Young  
Tiffany M. Young

1213 Grand Oaks Cove  
Hoover, AL 35022

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred fifty thousand and 00/100 Dollars (\$250,000.00) to the undersigned, US Bank National Association, as Trustee by 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 Benjamin B. Young, and Tiffany M. Young, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 47, according to the Survey of Grand Oaks, as recorded in Map Book 31, Page 68 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 recorded in Instrument No. 20030523000323360
4. Covenant for storm water run off control as shown on deed recorded in Instrument No. 20030714000444730
5. Mineral and Mining rights
6. Notes, easements and building lines as shown on recorded map.
7. 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. 20090930000370940, in the Probate Office of Shelby County, Alabama.

\$ 200,000<sup>00</sup> 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.



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

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

By: Charlotte Elliott  
Charlotte Elliott  
Its PMAJO

STATE OF Texas

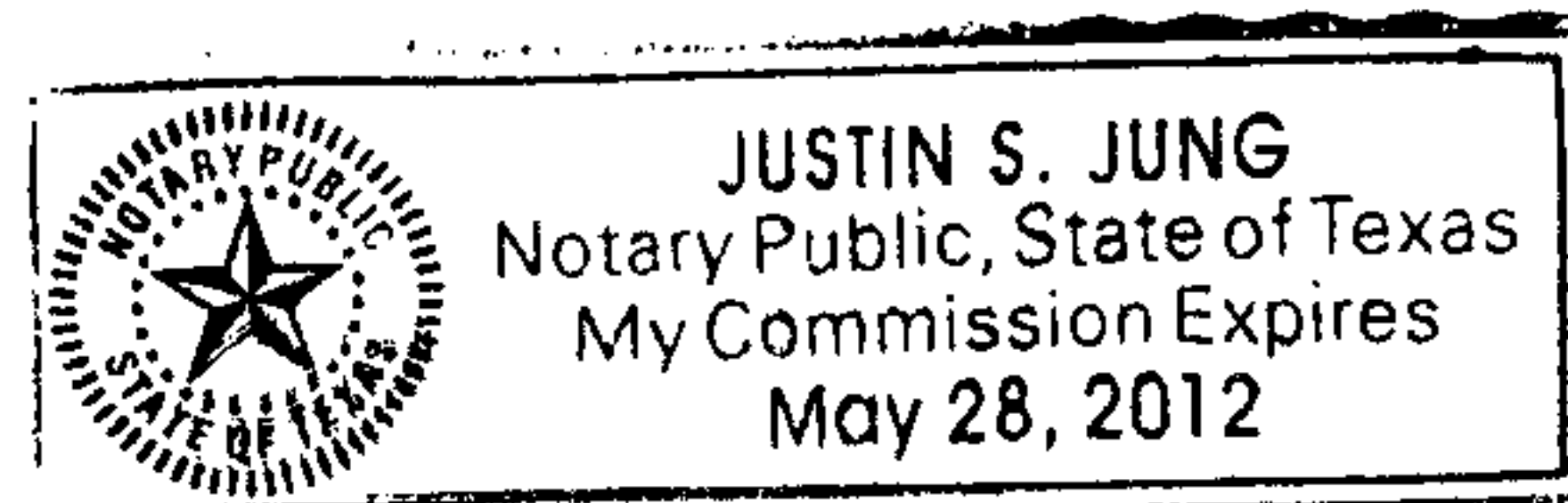
COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Charlotte Elliott, whose name as PMAJO of US Bank  
National Association, as Trustee by 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 29 day of December, 2009.

Justin S. Jung  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2009-003269



Deed Tax : \$50.00