



20100226000058550 1/2 \$66.50  
Shelby Cnty Judge of Probate, AL  
02/26/2010 04:00:23 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:  
Brian Campbell  
Stacey B. Campbell  
2364 Ridge Trail  
Birmingham, AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred sixty-two thousand one hundred seventy-five and 00/100 Dollars (\$262,175.00) to the undersigned, Wells Fargo Bank, NA as Trustee for the holders of SASCO 2007-MLN1, 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 Brian Campbell, and Stacey B. Campbell, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of the Ridge at Meadowbrook, First Sector, as recorded in Map Book 14, Page 41 A and B, in the Probate Office of the Judge of Probate 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. Easements, restrictions 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. 20091102000408220, in the Probate Office of Shelby County, Alabama.

\$ 209,700.00 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.

Shelby County, AL 02/26/2010

State of Alabama  
Deed Tax : \$52.50





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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 21 day of January, 2010.

Wells Fargo Bank, NA as Trustee for the holders of  
SASCO 2007-MLN1  
By BAC Home Loan Servicing, LP fka Countrywide Home  
Loans Servicing LP, as Attorney in Fact

By: [Signature]

Its Assistant Secretary

STATE OF TEXAS  
COLLIN

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

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Valinda Pickens, 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, NA as Trustee for the holders of SASCO 2007-MLN1, 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 21 day of January, 2010.

[Signature]

NOTARY PUBLIC

My Commission expires: June 12, 2012

AFFIX SEAL

2009-003760

