



20100316000076240 1/2 \$144.00
Shelby Cnty Judge of Probate, AL
03/16/2010 11:05:11 AM 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:
Milton Pate

3145 Bellwood Drive
Birmingham, AL 35243

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty thousand and 00/100 Dollars (\$130,000.00) to the undersigned, US Bank National Association, as Trustee for Residential Funding Company, LLC f/k/a Residential Funding Corporation, 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 Milton Pate, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the plat of Cedar Meadows, as recorded in Map Book 34, Page 125, being also a re-survey of Lot 6, Block 1, of Mountain View Estates, as recorded in Map Book 4, Page 19, in the Office of the Judge of Probate 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 Grantee herein assume and agree to pay.
3. Restrictive covenants and conditions as set forth in Deed Book 191, Page 221.
4. Transmission line permits to Alabama Power Company as recorded in Deed Book 134, Page 360; Deed Book 134, Page 363; Deed Book 198, Page 495; Deed Book 324, Page 204 and Deed Book 228, Page 7.
5. Right of way to Shelby County as recorded in Deed Book 155, Page 549.
6. Mineral and mining rights recorded in Deed Book 70, Page 88.
7. Restrictive Covenants as set forth in Inst. No. 20050913000475280.
8. 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. 20091102000409030, in the Probate Office of Shelby County, Alabama.

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.



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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
5 day of March, 2010.

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

By: _____

Its _____

Jamey Davis

PMASO

STATE OF TEXAS

COUNTY OF DALLAS

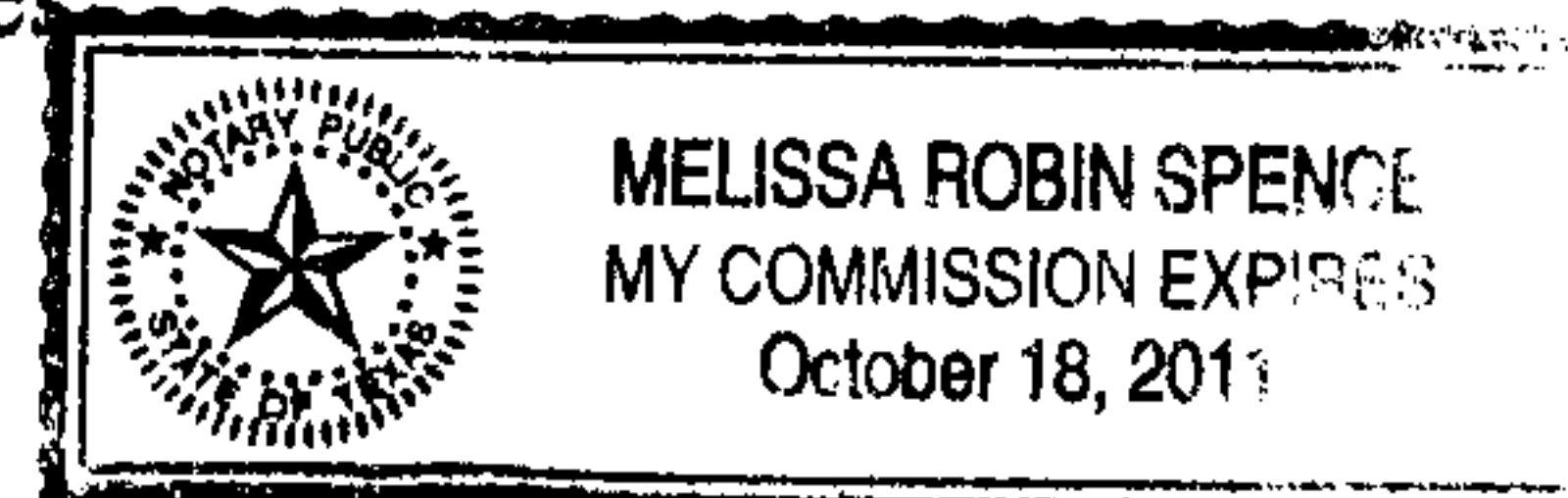
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Jamey Davis, whose name as PMASO of US Bank
National Association, as Trustee for Residential Funding Company, LLC f/k/a Residential
Funding Corporation, a corporation, is signed to the foregoing conveyance, 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 5 day of March, 2010.

Melissa Robin Spence
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL



2009-004196