

20100506000142770 1/3 \$19.50
Shelby Cnty Judge of Probate, AL
05/06/2010 02:36:11 PM FILED/CERT

Shelby County, AL 05/06/2010
State of Alabama
Deed Tax : \$2.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK ON BEHALF OF CIT MORTGAGE LOAN TRUST 2007-1 (herein, "Grantor"), whose address is 101 Barclay Street Floor 4 West, New York, NY 10286, for and in consideration of the sum of One Hundred Eighteen Thousand Dollars (\$118,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to JEFFREY CHASE RYE, an unmarried man (herein, "Grantee"), whose address is 229 Leaf Lane, Alabaster, AL 35007, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

\$115,862.00 of the purchase price was paid from a purchase money mortgage.

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantor, for Grantor and Grantor's heirs and personal representatives, hereby covenants with the said Grantee and Grantee's heirs and assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's heirs and assigns, against the lawful claims of all persons claiming by and through Grantor.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 29th day of April, 2010.



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GRANTOR:

THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK ON BEHALF
OF CIT MORTGAGE LOAN TRUST 2007-1

By: Jennifer Martin (SEAL)
Printed Name: Jennifer Martin
Title: AUTHORIZED SIGNATORY

STATE OF OK
COUNTY OF OK

I, the undersigned Notary Public in and for said State and County, hereby certify that
Jennifer Martin, whose name as AUTHORIZED SIGNATORY of The
Bank of New York Mellon fka The Bank of New York on behalf of CIT Mortgage Loan Trust 2007-1, 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 said conveyance, said person, as said officer and with full authority,
executed the same voluntarily for and as the act of the corporation on the day the same bears date.

Witness my hand and official seal.

[Affix Notary Seal]



Joan Keith
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

When recorded, please mail to:

JEFFREY CHASE RYE
229 LEAF LANE
ALABASTER, AL 35007

The Grantee's address is:

JEFFREY CHASE RYE
229 LEAF LANE
ALABASTER, AL 35007



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EXHIBIT A

[Legal Description]

LOT 44, SECTOR 4, ACCORDING TO THE SURVEY OF GREENFIELD, SECTORS 4 AND 6, AS
RECORDED IN MAP BOOK 17, PAGE 131, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

Subject to easements, restrictions, and covenants of record, if any.

Source of Title: Instrument #: 2004-65194