

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

Send Tax Notice to:

Phillip Henderson

Michelle Henderson

*1224 Old Cahaba Trace
Helena, AL 35890*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-four thousand nine hundred and 00/100 Dollars (\$144,900.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Phillip Henderson, and Michelle Henderson, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 340, according to the Map and Survey of Old Cahaba Oak Ridge Sector, Second Addition, as recorded in Map Book 27, Page 52, 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. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 2000-2887; Instrument No. 2000-31294; Instrument No. 2000-17453.
4. Rights of Way to Shelby County recorded in Deed Book 165, Page 331; Deed Book 155, Page 425; Lis Pendens Book 2, Page 165.
5. Transmission line permits granted to Alabama Power Company recorded in Deed Book 247, Page 853; Deed Book 131, Page 447; Deed Book 139, Page 238.
6. Agreement between L&N Railroad Company and Wadsworth Red-Ash Coal Co. as recorded in Deed Book 47, Page 230.
7. Agreement and covenants relating to roadway easement as recorded in Real Book 133, Page 277.
8. Easement agreement recorded in Instrument No. 1999-23334.
9. Restrictions, public utility easements, and set back lines as shown on recorded map of said subdivision.
10. Timber deed as recorded in Instrument No. 1997-28869.
11. 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. 20091125000437540, in the Probate Office of Shelby County, Alabama.

\$ 142,874.00 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, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



Shelby County, AL 05/20/2010

State of Alabama

Deed Tax : \$3.00

20100520000158940 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
05/20/2010 02:15:03 PM FILED/CERT

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: [Signature]

Mark Via

Its PM 30

STATE OF TEXAS

COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Via, whose name as PM 30 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

[Signature]

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-004077

