

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

Send Tax Notice to:
Ashleigh M. Dibble

1094 Inverness Cove Way
Hoover, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred fifty-seven thousand five hundred and 00/100 Dollars (\$157,500.00) to the undersigned, US Bank National Association, a National Banking Association, as Trustee of the Banc of America Funding 2006-7, a corporation, by Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact, (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 Ashleigh M. Dibble, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 42A, according to the Final Plat of the Residential Subdivision Inverness Cove - Phase 2- Resurvey #1, as recorded in Map Book 36, Page 110 A&B, 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 365 Page 785, Real 365, Page 819 and Inst. No. 1994-34517.
4. Easement/right-of-way to City of Hoover as recorded in Instrument No. 1998-24499 and Real 365, Page 871.
5. Easement/right-of-way to Alabama Power Company as recorded in Book 306 Page 10; Real 84, Page 298; Real 127, Page 54 and Real 318, Page 27.
6. Declaration of Protective Covenants as set forth in Inst. No. 20050113000020870, Inst. No. 20051006000521560 and Inst. No. 20060130000047870.
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. 20100311000071560, in the Probate Office of Shelby County, Alabama.

\$ 155,406.00 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 Grantee, his/her heirs and assigns, forever.

Shelby County, AL 07/08/2010

State of Alabama

Deed Tax : \$2.50



20100708000217550 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
07/08/2010 02:15:05 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 2nd day of June, 2010.

US Bank National Association, a National Banking Association,
as Trustee of the Banc of America Funding 2006-7
By Wells Fargo Bank, N.A. successor by merger to Wells Fargo
Home Mortgage, Inc., as Attorney in Fact

By:

Yvette Blatchford

Its

VP Loan Documentation

STATE OF California

COUNTY OF San Bernardino

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Yvette Blatchford, whose name as VP L D of Wells Fargo Bank,
N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact for US Bank National
Association, a National Banking Association, as Trustee of the Banc of America Funding 2006-7, 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 2nd day of June, 2010.

[Signature]
NOTARY PUBLIC

My Commission expires: March 20, 2012

AFFIX SEAL

2010-001129

