

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

Send Tax Notice to:

Don Maynard

Kathryn Maynard

3119 Highland Lakes Road  
Birmingham, AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred fifty-four thousand nine hundred and 00/100 Dollars (\$254,900.00) to the undersigned, U.S. Bank, National Association, as Successor Trustee to Wachovia Bank, National Association as Trustee for MASTR Alternative Loan Trust 2004-10, 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 Don Maynard, and Kathryn Maynard, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 524, according to the map of Highland Lakes, 5th Sector, Phase II, an Eddleman Community, as recorded in Map Book 19, Page 3 A & B, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the declaration of easement and master protective covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 5th Sector, Phase 1, recorded as Instrument #1994-07910 and Supplemental Declaration of Protective Covenants of Highland Lakes, a Residential Subdivision, Fifth Sector, Phase II, recorded in Instrument #1994-31018, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

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. Public utility easements as shown by recorded plat, including any tree bufferline as shown on recorded plat.
4. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, which provides, among other things, for an Association to be formed to assess and maintain the private roadways, etc. of the development; all of said





covenants, restrictions and conditions being set out in instrument recorded as Instrument #1994-07111, in said Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Highlan Lakes Residential Association, Inc. as recorded as Instrument 9402/3947, in the Office of the Judge of Probate of Jefferson County, Alabama.

5. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Fifth Sector, as recorded as Instrument #1994-07910, adn Supplemental Declaration of Protective Covenants of Highland Lakes, a Residential Subdivision, Fifth Sector, Phase II, as recorded in Instrument #1994-31018 in said Probate Office.
6. Subdivision restrictions shown on recorded plat in Map Book 18, Page 41, provide for construction of single family residence only.
7. Title to all minerals within and underlying the premises, together with all minin rights and other rights, privileges and immunities relating thereto, including rights set out as Instrument Book 28, Page 237, in said Probate Office.
8. Subject to the provision of Sections 2.3 and 2.6 of the Declaration, the property shall be subject to the following minimum setbacks: (a) Front setback: 59 to 84 feet, or as per plot plan which must be approved by the ARC; (b) Rear setback: 50 feet; (c) Side setback: 15 feet.
9. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 111, Page 408; Book 109, Page 70; Book 149, Page 380; Book 173, Page 364; Book 276, Page 670; Book 134, Page 408; Book 133, Page 212; Book 133, Page 210 and Real Volume 31, Page 355 in said Probate Office.
10. Right(s) of Way(s) granted to Shelby County, Alabama, by instrument(s) recorded in Book 196, Page 246 in said Probate Office.
11. Agreement with Alabama Power Compnay as to covenants pertaining thereto, recorded as Instrument #1994-1186, in said Probate Office.
12. Rights of riparian owners in and to the use of Lake, if any.
13. Lake Easement Agreement executed by Highland Lake Properties, Ltd. adn Highland Lake Development, Ltd., providing for easements, use by others, and maintenance of Lake Property described within Instrument #1993-15705 in said Probate Office.
14. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded as Instrument #1993-15704 in said Probate Office.
15. 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. 20100129000029210, 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 Grantees, their heirs and assigns, forever.



20100804000249360 3/3 \$274.00  
Shelby Cnty Judge of Probate, AL  
08/04/2010 01:58:30 PM FILED/CERT

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

U.S. Bank, National Association, as Successor Trustee to  
Wachovia Bank, National Association as Trustee for  
MASTR Alternative Loan Trust 2004-10  
By BAC Home Loan Servicing, LP fka Countrywide Home  
Loans Servicing LP, as Attorney in Fact

By:

Its Hannica McShan, Asst. Secretary

Shelby County, AL 08/04/2010

State of Alabama

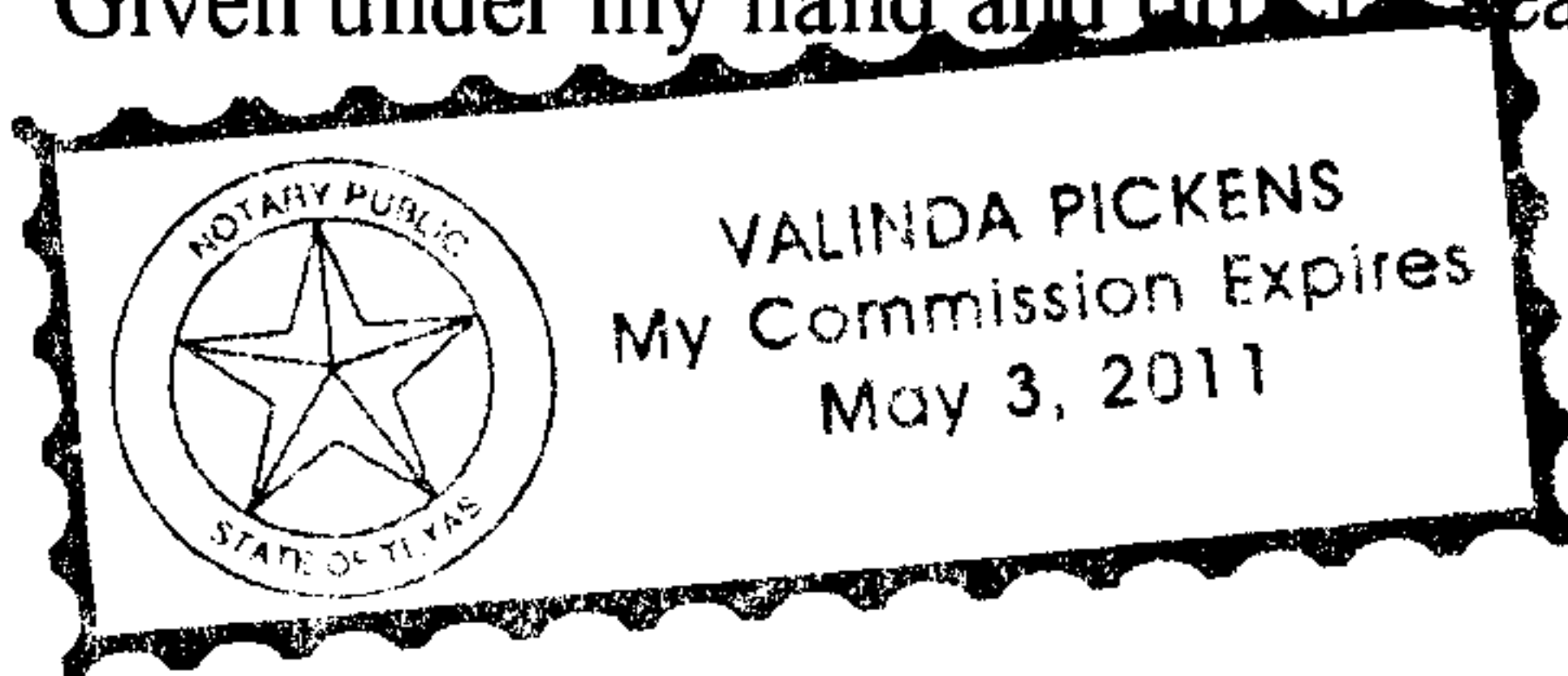
Deed Tax : \$255.00

STATE OF Texas

COUNTY OF Collin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Hannica McShan, whose name as Asst. Secretary of BAC  
Home Loan Servicing, LP fka Countrywide Home Loans Servicing LP, as Attorney in Fact for  
U.S. Bank, National Association, as Successor Trustee to Wachovia Bank, National Association  
as Trustee for MASTR Alternative Loan Trust 2004-10, 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 23 day of July, 2010.



Valinda Pickens  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2010-000617