

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

Send Tax Notice to:
Shantale Wheeler

104 Overview Drive
Sterrett, AL 35147

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred fifty-nine thousand fifty and 00/100 Dollars (\$159,050.00) 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 Shantale Wheeler, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 904, according to the survey of Forest Parks 9th Sector, as recorded in Map Book 24, Page 138, 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. Signage and landscaping easement in deed recorded in Instrument 2001-12680.
4. Easement along rear as shown by recorded plat.
5. Restrictions, conditions, limitations, and easements as set forth by deed recorded in Instrument 1999-11847.
6. Restrictions as set forth by recorded plat.
7. Restrictions in favor of Shelby County Health Department in Instrument 1997-25446; Instrument 1997-25449 and Instrument 1998-23896.
8. Covenants and restrictions in Instrument 1998-49152.
9. Rights outstanding under those certain easement agreements conveyed to Shelby County in Instrument 1993-3962.
10. That part of subject property in the right of way of New Highway 280 acquired by the State of Alabama by condemnation proceedings.
11. Building set-back lines as contained in the Protective Covenants for Forest Parks 9th Sector.
12. Easement for Alabama Power Company recorded in Volume 236, Page 829.
13. Right of Way to Alabama Power Company recorded in Volume 139, Page 127; Volume 133, Page 210; Volume 126, Page 191; Volume 126, Page 193; Volume 126, Page 323 and Volume 124, Page 519.
14. Existing easements, restrictions, set back lines, limitations, if any, of record.
15. Any mining and mineral rights not owned by Grantor.
16. 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. 20100120000019260, in the Probate Office of Shelby County, Alabama.

\$ ALL 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.





20100809000254240 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
08/09/2010 01:15:13 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24th day of June, 2010.

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

By: _____

Jamey Davis

Its _____

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 TRUSTEE 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 24 day of June, 2010.

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-000240

