

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

Send Tax Notice to:
Jeff O. Wise

3629 Westchester Cir
Mountain Brook, AL 35223

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of Four hundred seventy-six thousand and 00/100 Dollars (\$476,000.00) to the undersigned, US Bank National Association as Trustee of LXS 2005-05N, 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jeff O. Wise, (herein referred to as Grantee), the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 18, according to the survey of South Lake First Addition, as recorded in Map Book 14, page 31, 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 290 Page 996.
4. Easements, building lines and restrictions as shown on recorded map
5. Restrictions appearing of record in Book 364, Page 395; Book 160, Page 495; Book 257, page 3; Book 7, Page 771 and Book 160, Page 492.
6. 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. 20090826000329800, in the Probate Office of Jefferson County, Alabama.

\$404,000.00 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.





20100823000269520 2/2 \$88.50
Shelby Cnty Judge of Probate, AL
08/23/2010 12:14:50 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
30th day of July, 2010.

US Bank National Association as Trustee of LXS 2005-
05N

By BAC Home Loan Servicing, LP fka Countrywide Home
Loans Servicing LP, as Attorney in Fact

By:

Bobbi Laughlin
Its Bobbi Laughlin, Assistant Secretary

STATE OF TEXAS

State of Alabama

Deed Tax : \$71.50

COUNTY OF COLLIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Bobbi Laughlin, whose name as Assistant Secretary of BAC
Home Loan Servicing, LP fka Countrywide Home Loans Servicing LP, as Attorney in Fact for
US Bank National Association as Trustee of LXS 2005-05N, 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 30th day of July, 2010.

Lizeth Garcia
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-003035

