



20101122000391960 1/2 \$211.50
Shelby Cnty Judge of Probate, AL
11/22/2010 02:05:01 PM FILED/CERT

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

Send Tax Notice to:
Dewberry Real Estate, LLC

*2500 Hackberry Lane
Birmingham AL 35226*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred ninety-six thousand one hundred and 00/100 Dollars (\$196,100.00) to the undersigned, US Bank National Association, as Trustee for Asset Backed Pass-Through Certificates, Series 2007-AHL1, 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 Dewberry Real Estate, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 412, according to the Survey of Final Plat, Riverwoods, Fourth Sector, Phase 1, as recorded in Map Book 30, Page 81, 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. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2002-436365.
4. Restrictions appearing of record in Inst. No. 2007-43516, Inst. No. 2002-7338 and Inst. No. 1996-2205.
5. Right-of-way granted to South Central Bell Telephone Company recorded in Real 116, Page 275.
6. Restrictions as shown on recorded plat.
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. 20100611000186870, 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 Grantee, his/her heirs and assigns, forever.

2010-002856 *SWD*

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

US Bank National Association, as Trustee for Asset
Backed Pass-Through Certificates, Series 2007-AHL1
By Wells Fargo Bank, N.A. successor by merger to Wells
Fargo Home Mortgage, Inc., as Attorney in Fact


By: 
AMY DUFFY
Its Vice President Loan Documentation

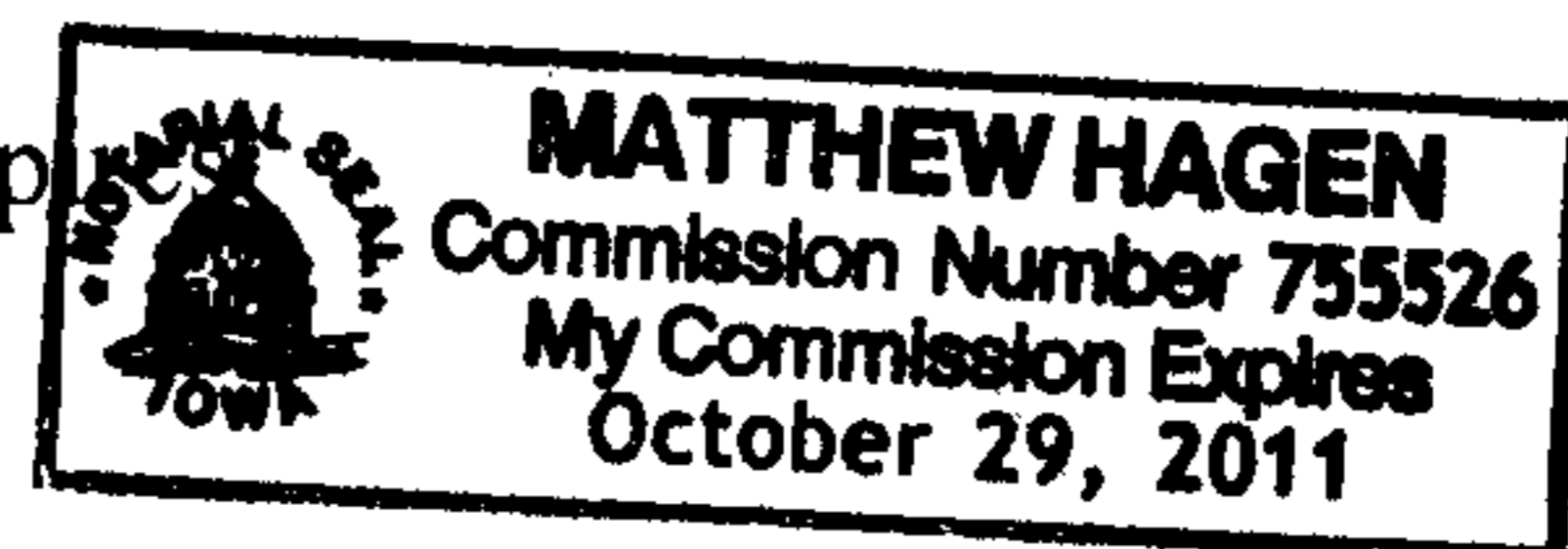
STATE OF TX

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amy Duffy, whose name as V.P. of Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact for US Bank National Association, as Trustee for Asset Backed Pass-Through Certificates, Series 2007-AHL1, 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 12 day of November, 2010.


NOTARY PUBLIC
My Commission expires
AFFIX SEAL



2010-002856