

20110114000013790 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
01/14/2011 08:52:07 AM 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:
Ashley Maunette Bass

1097 Inverness Cove Way
Birmingham, 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 nine hundred and 00/100 Dollars (\$157,900.00) to the undersigned, U.S. Bank National Association as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Mortgage-Backed Trust Series 2007-3, Mortgage-Backed Pass-Through Certificates, Series 2007-3, 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 Ashley Maunette Bass, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 129 A, according to the final plat of the residential subdivision Inverness Cove- Phase 2- Resurvey No. 1, as recorded in Map Book 36, Page 110, 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 (Real)365 Page 785; Real 365, page 819; Instrument Number 1994-34517; Deed Volume 306 page 10; Real 84, page 298; Real 127, page 54; and Real 3318 page 27.
4. Easement/right-of-way to City of Hoover as recorded in Instrument No. 1998-24499 and Real 365 page 871.
5. Terms, conditions and restrictions as set out in the Inverness Cove Residential Association Inc recorded in Instrument Number 20050913000074450.
6. Terms, conditons and restrictions as set out in Deed recorded in Instrument Number 20050113000020870.
7. Restrictive Covenants with Grant of Land Easement to Alabama Power Company as recorded in Instrument No. 20050804000396590 and Instrument No. 20051031000563550.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
9. Rights of owners of property adjoining property in and to the joint or common walls in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
10. Restrictions as shown on recorded plat.
11. 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. 20100920000307690, in the Probate Office of Shelby County, Alabama.

153,125.00

\$_____ 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.





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

U.S. Bank National Association as Trustee for Credit Suisse First
Boston Mortgage Securities Corp., Mortgage-Backed Trust Series
2007-3, Mortgage-Backed Pass-Through Certificates, Series 2007-3
By Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home
Mortgage, Inc., as Attorney in Fact

By: 
Its Desmond Cline-Smythe
Vice President Loan Documentation

STATE OF MARYLAND
COUNTY OF FREDERICK

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Desmond Cline-Smythe whose name as VP Loan Documentation of Wells Fargo Bank, N.A.
successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact for U.S. Bank National Association
as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Mortgage-Backed Trust Series 2007-3,
Mortgage-Backed Pass-Through Certificates, Series 2007-3, 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 24 day of November, 2010.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2010-004504

