

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

Send Tax Notice to:

Danny Culpepper

Paige T. Kyser

*320 Highland View Drive  
Birmingham, AL 35242*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Five hundred ninety-five thousand and 00/100 Dollars (\$595,000.00) to the undersigned, U.S. Bank, National Association as Trustee of the Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2007-10, 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 Danny Culpepper, and Paige T. Kyser, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1908, according to the Map of Highland Lakes, 19th Sector, an Eddleman Community, as recorded in Map Book 30, Page 121, 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 Grantees herein assume and agree to pay.
3. Declaration of Easements and Master Protective Covenants for Highland Lakes, recorded in Inst. # 1994-07111 and 200301030000000004930.
4. Subdivision restrictions shown on recorded plat in Map Book 30, Page 121.
5. Front setback lines per plot plat, rear setback lines of 50 feet and setback lines of 15 feet.
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. 20091216000460910, in the Probate Office of Shelby County, Alabama.

\$417,000.00 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 Grantees, their heirs and assigns, forever.

\*2009-004613\* \*SWD\*

Shelby County, AL 02/11/2011  
State of Alabama  
Deed Tax: \$178.00

*11-0044*



20110211000049600 2/2 \$195.00  
Shelby Cnty Judge of Probate, AL  
02/11/2011 12:12:06 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
1st day of ~~October~~ <sup>November</sup>, 2010.

U.S. Bank, National Association as Trustee of the  
Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-  
Through Certificates, Series 2007-10  
By BAC Home Loan Servicing, LP fka Countrywide Home  
Loans Servicing LP, as Attorney in Fact

By: Walid M Mouneimne  
Its Asst. Secretary

STATE OF Texas

COUNTY OF Collin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Walid M Mouneimne, 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 Trustee of the Citigroup Mortgage Loan Trust, Inc.,  
Mortgage Pass-Through Certificates, Series 2007-10, 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 1st day of ~~October~~ <sup>November</sup>, 2010.

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-004613

