



20110218000057470 1/2 \$100.00
Shelby Cnty Judge of Probate, AL
02/18/2011 12:22:00 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:
Vladimir V. Ruimin
131 Crestmont Lane
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty thousand and 00/100 Dollars (\$120,000.00) to the undersigned, US Bank National Association, as Trustee for EMC PRIME 2006-1, 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 Vladimir V. Ruimin, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 31, according to a Resurvey of Crestmont, as recorded in Map Book 22, Page 30, 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 101 Page 514 and Deed Book 170, page 264.
4. Easement recorded in Instrument Number 1997-2638.
5. Restrictions as shown on recorded plat.
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. 20100805000250560, in the Probate Office of Shelby County, Alabama.

35,000.00
\$ ~~XXXXXXX~~ 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.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27 day of January, 2011.

US Bank National Association, as Trustee for EMC
PRIME 2006-1
By Wells Fargo Bank, N.A. successor by merger to Wells
Fargo Home Mortgage, Inc., as Attorney in Fact

By:

Yvette Blatchford
Yvette Blatchford

Its

VP Loan Documentation

STATE OF California

COUNTY OF San Bernardino

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Yvette Blatchford, whose name as VPID 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 EMC PRIME 2006-1, 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 27 day of January, 2011.

[Signature]
NOTARY PUBLIC

My Commission expires: 3/20/2012
AFFIX SEAL

2010-003751

