

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

Send Tax Notice to:
Robert Kurland

3704 Wyngate Cove
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred eighty-seven thousand and 00/100 Dollars (\$287,000.00) to the undersigned, The Bank of New York Mellon formerly known as The Bank of New York on behalf of CIT Mortgage Loan Trust 2007-1, a corporation, by Vericrest Financial, 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 Robert Kurland, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32, in Block 4, according to the survey of Wyngate, First Sector, as recorded in Map Book 11, Page 13, in the Probate Office of Shelby County, Alabama, and amended by Map Book 11, Page 81, and further amended in Map Book 12, Page 1, as recorded in said Probate Office.

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. Any claim or loss relating to existence of underground mine shaft as referred to in deed recorded in Real Record 101, Page 948.
4. Mineral and mining rights excepted in Real Record 167, Page 940.
5. Transmission line permit to Alabama Power Company recorded in Deed Book 130, Page 153; Deed Book 169, Page 322; Deed Book 179, Page 360 and Real Record 142, Page 159.
6. Restrictive covenants and conditions as recorded in Real Record 133, Page 224.
7. Agreement with Alabama Power Company recorded in Real Record 140, Page 713.
8. Easements as to underground cables recorded in Real Record 140, Page 734.
9. Restrictions as shown on recorded plat.

\$ 210,883⁰⁰ 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.

2011-000900 *SWD*

Shelby County, AL 04/07/2011
State of Alabama
Deed Tax: \$26.50

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 21st day of March, 2011.

The Bank of New York Mellon formerly known as The
Bank of New York on behalf of CIT Mortgage Loan Trust
2007-1

By Vericrest Financial, Inc., as Attorney in Fact

By:  **Kendra Cook**


Its **Assistant Vice President**

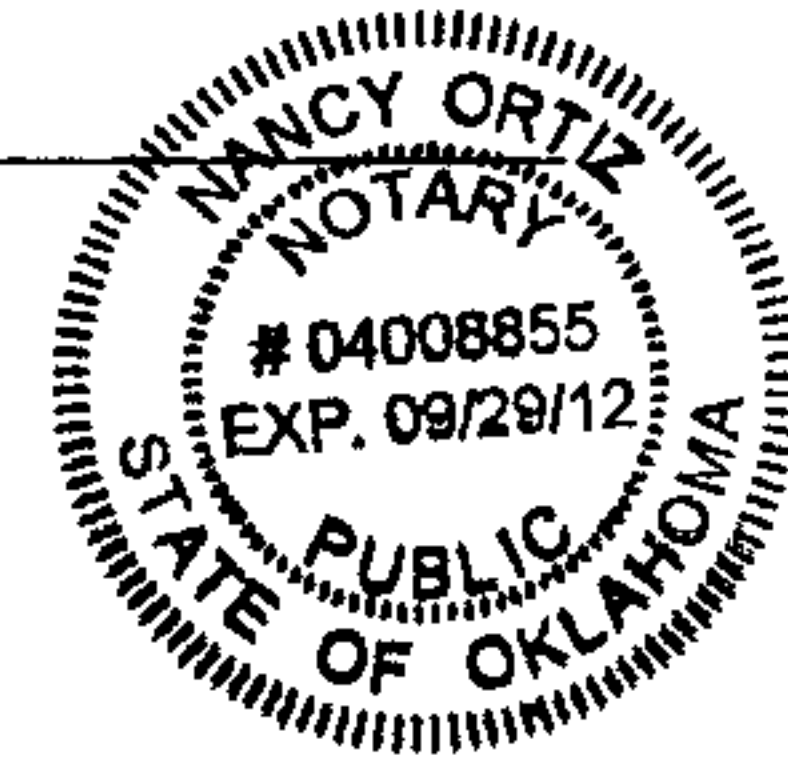
STATE OF OK

COUNTY OF OK


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
KENDRA COOK, whose name as AVP of Vericrest
Financial, Inc., as Attorney in Fact for The Bank of New York Mellon formerly known as The
Bank of New York on behalf of CIT Mortgage Loan Trust 2007-1, 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 21 day of March, 2011.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL



2011-000900


20110407000107740 2/2 \$41.50
Shelby Cnty Judge of Probate, AL
04/07/2011 09:56:44 AM FILED/CERT