



20110615000175570 1/2 \$67.50
Shelby Cnty Judge of Probate, AL
06/15/2011 10:39:10 AM FILED/CERT

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
BRR-110500108S

Send Property Tax Notice to:

Brook
3144 Brook Highland Dr.
Birmingham AL
35242

State of Alabama
County of Shelby

Special Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Hundred Eighty Seven Thousand Nine Hundred and 00/100 Dollars (\$387,900.00) cash in hand paid to
THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Joshua Daniel Taylor

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein

Source of Title:

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in .

of the consideration was paid from the proceeds of a first mortgage and for a second mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1, has caused these present to be executed in its name and on its behalf as aforesaid, on this 18th day of May 2011.

**THE BANK OF NEW YORK MELLON AS
TRUSTEE FOR CIT MORTGAGE LOAN
TRUST 2007-1, By VERICREST FINANCIAL,
INC. AS ATTORNEY-IN-FACT**

BY:

Mindi Hernandez
Mindi Hernandez

AUTHORIZED SIGNATORY

State of **Oklahoma**
County of **Oklahoma**

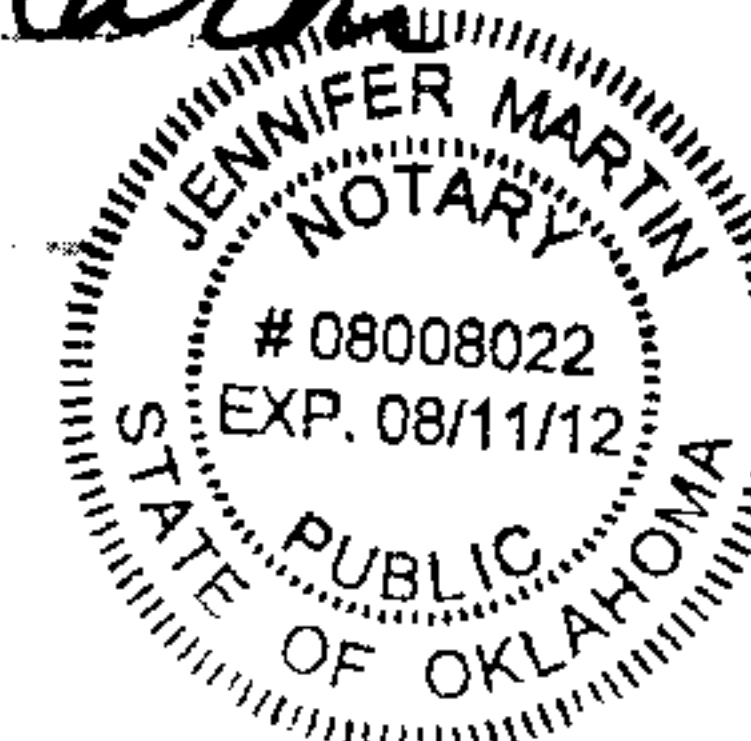
I, Jennifer Martin, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, Mindi Hernandez of **Vericrest Financial Inc.** **AUTHORIZED SIGNATORY**, whose name as Attorney-in-Fact for THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 18th day of May 2011.

Notary Public

My Commission Expires:

[Seal]



Reference:

3144 Brook Highland Drive, Birmingham, AL, 35242
Servicer Loan #: 9800140270

AL SpecialWarrantyDeed 1p6.rdw

Shelby County, AL 06/15/2011
State of Alabama
Deed Tax: \$52.50



20110615000175570 2/2 \$67.50
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Exhibit A

Lot 801, according to the Survey of Brook Highland, and Eddleman Community, 8th Sector, 1st Phase, as recorded in Map Book 16, Page 76, in the Probate Office of Shelby County, Alabama.

Reference:

3144 Brook Highland Drive, Birmingham, AL, 35242
Servicer Loan #: 9800140270