

Commitment Number: 172743  
Seller's Loan Number: 4001911157

After Recording Return To:


PowerLink Settlement Services
345 Rouser Road. Building 5
Coraopolis PA 15108
866-412-3636

### **SPECIAL/LIMITED WARRANTY DEED**

**U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2006-AMC1**, whose mailing address is **4600 Regent Blvd., Ste. 200, Irving, TX 75063**, hereinafter grantor, for \$17,000.00 (Seventeen Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **CPI Housing Fund, LLC**, hereinafter grantee, whose tax mailing address is **Coseo Properties, 10920 Via Frontera, Ste 420, San Diego, CA 92127**, the following real property:

**SEE ATTACHED EXHIBIT A**

**Property Address is: 2801 HIGHWAY 71, SHELBY, AL 35143**

  
20110715000206120 1/4 \$38.00  
Shelby Cnty Judge of Probate, AL  
07/15/2011 11:37:38 AM FILED/CERT


Shelby County, AL 07/15/2011  
State of Alabama  
Deed Tax:\$17.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; all legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 20110415000117220, Recorded 04/15/2011

  
20110715000206120 2/4 \$38.00  
Shelby Cnty Judge of Probate, AL  
07/15/2011 11:37:38 AM FILED/CERT

Executed by the undersigned on JUL 08 2011, 2011:

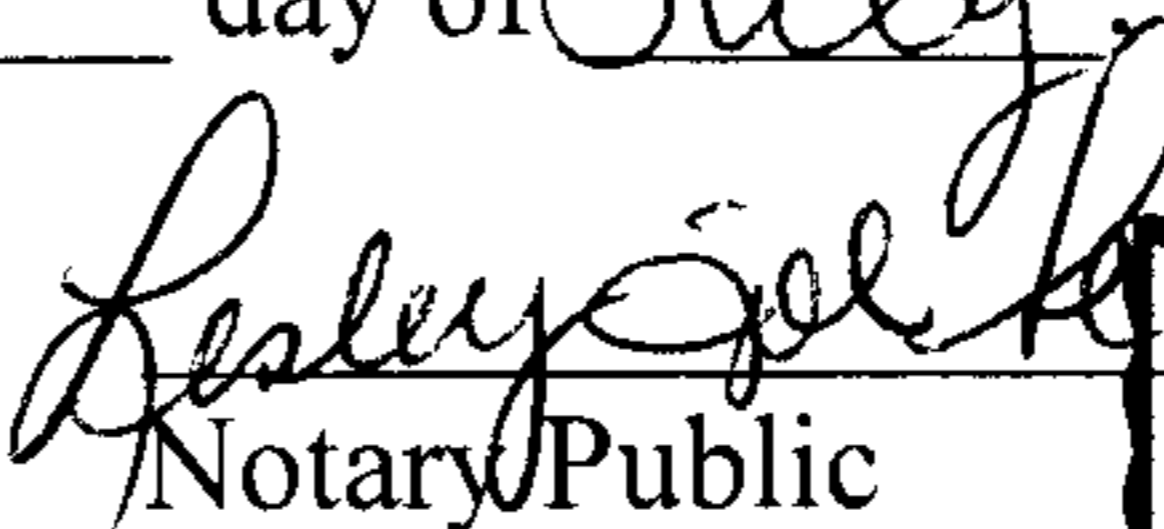
**U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc.,  
Asset-Backed Pass-Through Certificates, Series 2006-AMC1, by American Home  
Mortgage Servicing as Attorney In Fact**

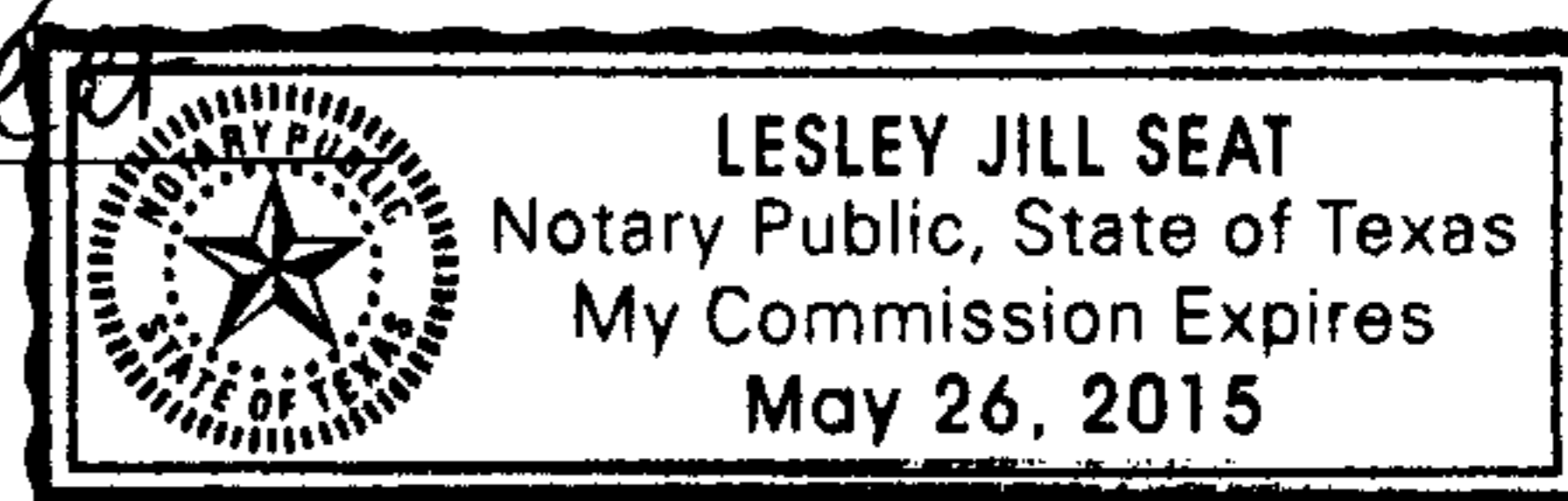
By:   
Michael Zenarosa

Its: Assistant Secretary

STATE OF Texas  
COUNTY OF Dallas

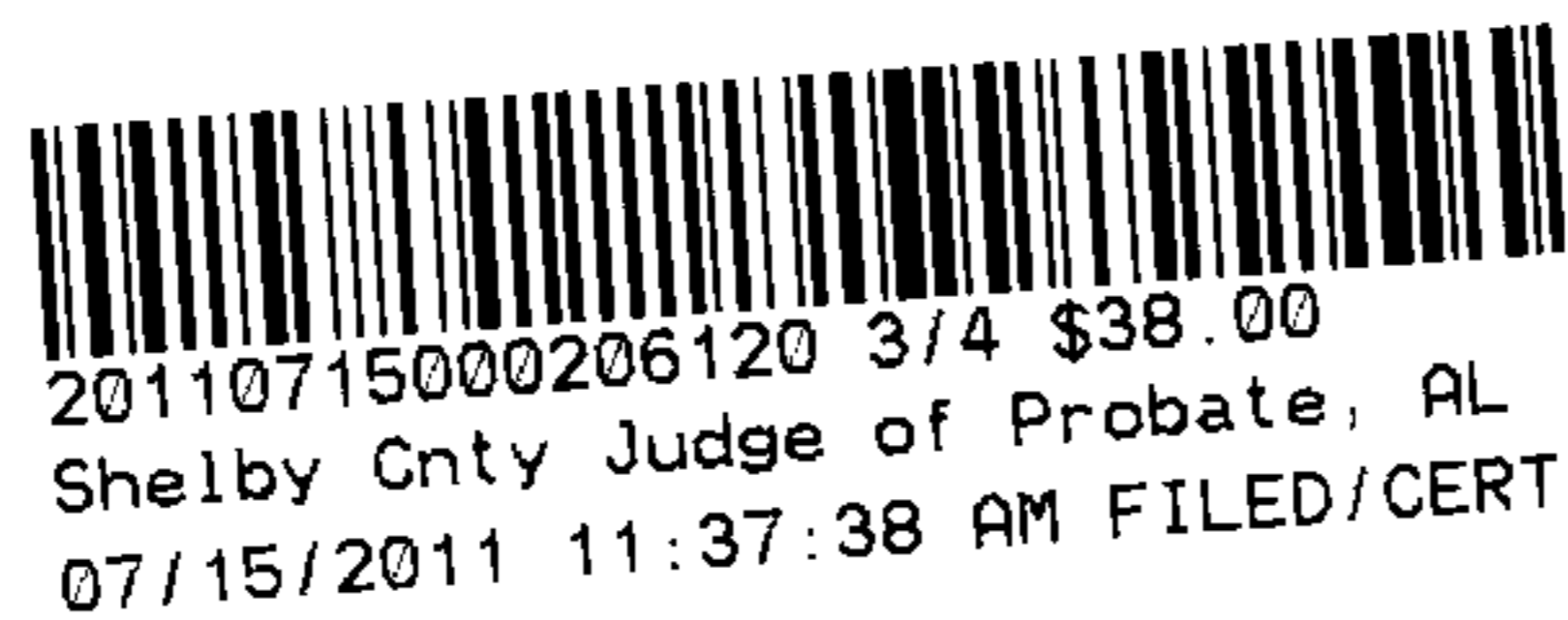
I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Michael Zenarosa its Assistant Secretary, on behalf of **U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2006-AMC1, by American Home Mortgage Servicing as Attorney In Fact** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his capacity as \_\_\_\_\_ and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 8 day of July, 20011  
  
Notary Public



This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati,  
Ohio 45249 (513) 247-9605 Fax: (866) 611-0170



Loan # 4001911157  
Order # 172743  
Name: U.S. BANK NATIONAL A  
Property Address: 2801 HIGHWAY 71  
SHELBY, AL 35143-5445

## **Exhibit A**

### **Legal Description**

The following described property situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NW 1/4 of NE 1/4 of Section 13, Township 24, North Range 15 East, more particularly described as follows; Commence at the Southeast corner of said 1/4-1/4 Section; thence in a Westerly direction along the South line of said 1/4-1/4 Section a distance of 40.0 feet to the point of beginning; thence 90 degrees 47 minutes right in Northerly direction a distance of 100.55 feet; thence 90 degrees left in a Westerly direction a distance of 290.46 feet; thence 89 degrees 53 minutes left in a Southerly direction a distance of 104.52 feet to a point in the Southerly line of said 1/4-1/4 Section; thence 90 degrees 54 minutes left in an Easterly direction a distance of 290.67 feet to the point of beginning, being situated in Shelby County Alabama.

Tax ID - 33-6-13-0-002-010.000

