


SEND TAX NOTICE TO:

This instrument was prepared by:  
Michael Trucks, attorney  
Trucks & Trucks  
4505 Gary Avenue  
Fairfield, AL 35064

  
20110718000208810 1/5 \$134.00  
Shelby Cnty Judge of Probate, AL  
07/18/2011 12:44:21 PM FILED/CERT

SPECIAL WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars, and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we,

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION AS GRANTOR  
TRUSTEE OF THE PROTUM MASTER GRANTOR TRUST.

(herein referred to as GRANTOR) do grant, bargain, sell and convey unto

ROBERT C. WEIDLER AND LESLIE G. WEIDLER

SHELBY

(herein referred to as GRANTEE), the following described real estate situated in ~~Jefferson~~ <sup>XXXXX</sup> County, Alabama to-wit:

Lot 3, according to the Survey of Laurel Woods, as recorded in Map 16, Page 24, in the Probate Office of Shelby County, Alabama.

Subject to 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 dated 12/28/2010 and recorded on 01/07/2011, in instrument # 20110107000008870, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

Subject to any easements, restrictions of record, homeowner's association dues, current taxes and oil and gas rights of record, if any.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; and hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the above named Grantor, but against none other.

CONSIDERATION AMOUNT FOR THIS DEED IS \$110,000.00.

KK

[SIGNATURES ON NEXT PAGE. REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

[SIGNATURE PAGE TO LIMITED WARRANTY DEED]

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 17<sup>th</sup> day of May 2011.

WITNESS:

GRANTOR:

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL  
ASSOCIATION AS GRANTOR TRUSTEE OF THE PROTIUM MASTER  
GRANTOR TRUST:

By: Integrated Asset Services LLC  
By: K Thompson  
Name: Kay Thompson, Contract Document Specialist  
Title: \_\_\_\_\_

Integrated Asset Services, LLC as Attorney-in-fact for  
The Bank of New York Mellon Trust Company

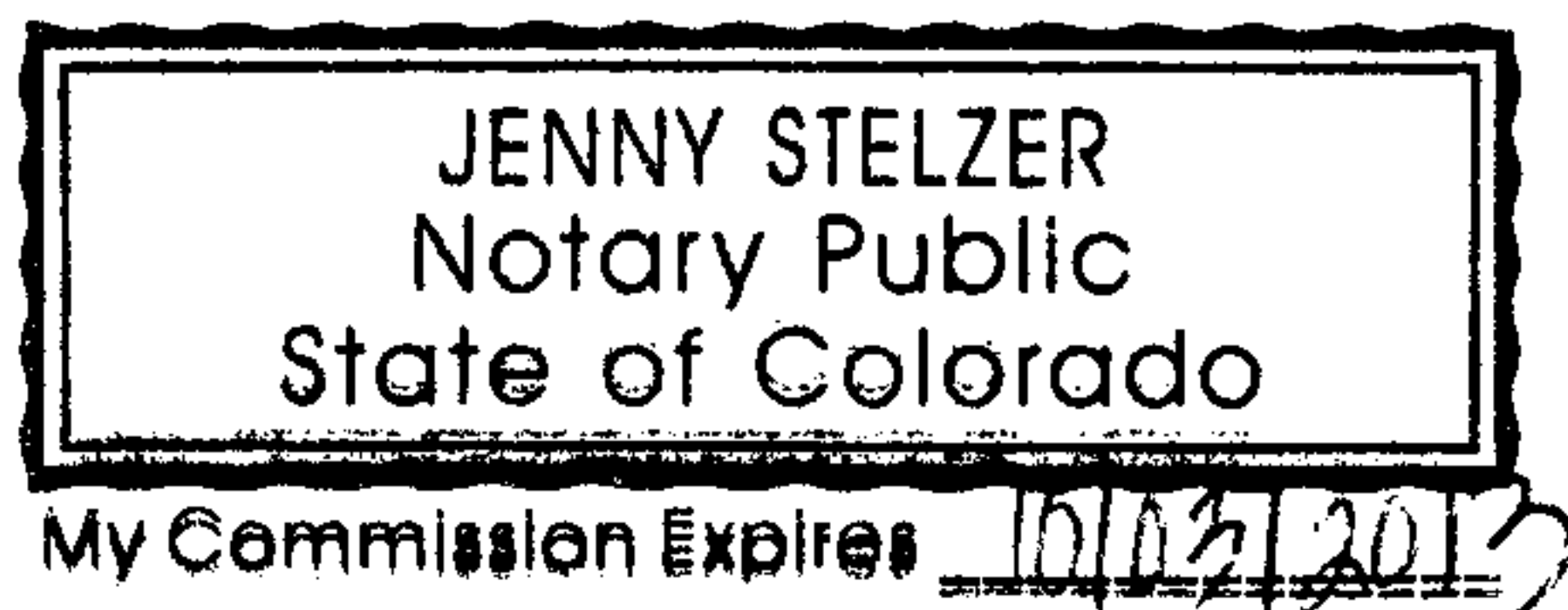
Please see attached Exhibit "A"

STATE OF Colorado  
Denver COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in for said County, in said State, hereby certify that Kay Thompson of Integrated Asset Services, LLC. as attorney-in-fact The Bank of New York Mellon Trust Company, whose name 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, and who has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of May, 2011, A.D.

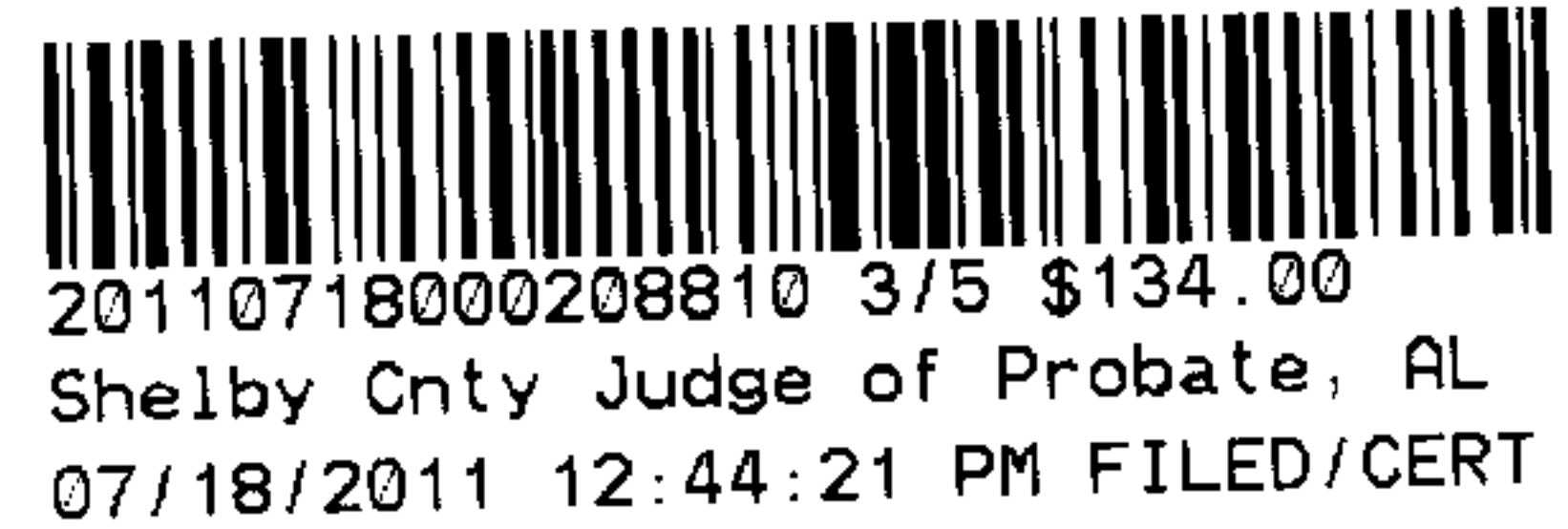


Jenny Stelzer  
Notary Public

20110718000208810 2/5 \$134.00  
Shelby Cnty Judge of Probate, AL  
07/18/2011 12:44:21 PM FILED/CERT



Exhibit "A"



Return to: Integrated Asset Services  
Attention: Closing Dept.  
4600 South Syracuse #800  
Denver, CO 80237

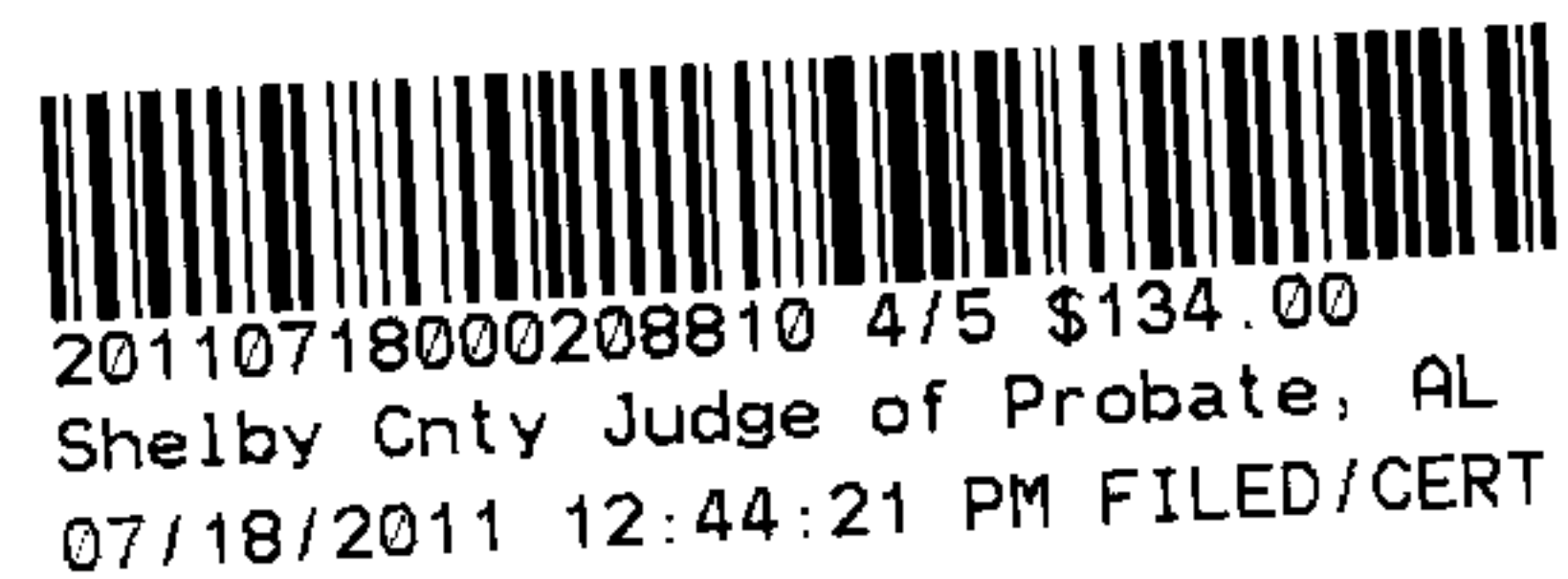
LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust (the "Company"), having its principal place of business at 601 Travis Street, 16<sup>th</sup> Floor, Houston, TX 77002, hereby constitutes and appoints Integrated Asset Services, LLC, A Colorado Limited Liability Company ("IAS"), by and through its officers and designated employees, its true and lawful Attorney-In-Fact, in its name, place and stead and for its benefit, in connection with mortgage loans serviced by IAS on behalf of Company for the purpose of performing all acts and executing all documents in the name of Company necessary and incidental to the servicing of said loans, including but not limited to:

- (1) Foreclosing delinquent loans or discontinuing such foreclosure proceedings, including, but not limited to, the execution of notices of default, notices of sale, assignments of bids, and assignments of deficiency judgments, and appearing in the prosecuting bankruptcy proceedings;
- (2) Selling, transferring or otherwise disposing of real property acquired through foreclosure or otherwise, including, but not limited to, executing all contracts, agreements, deeds, assignments or other instruments necessary to effect such sale, transfer or disposition, and receiving proceeds and endorsing checks made payable to the order of the Company for such proceedings;
- (3) Preparing, executing, and delivering satisfactions, cancellations, discharges, list note instruments, or full or partial release of lien, subordination agreements, modification agreements, assumption agreements, substitutions of trustees under deeds of trust, and UCC-3 Continuation Statements;
- (4) Endorsing promissory notes and executing assignments of mortgages, deeds of trust, deeds to secure debt, and other security instruments securing said promissory notes in connection with loans for which IAS has received full payment of all outstanding amounts due on behalf of the Company;
- (5) Endorsing insurance proceeds checks and mortgage payment checks to the order of the Company;



CERTIFIED TO BE A FULL, TRUE, AND CORRECT COPY OF THE  
RECORDED DOCUMENT IN MY CUSTODY. DATE JAN 21 2011  
NANCY A. DOTY, ARAPAHOE COUNTY CLERK & RECORDER  
BY [Signature]



- (6) Any and all such other acts of any kind and nature whatsoever that are necessary and prudent to service the loans.

The Company further grants to IAS full power and authority to do and perform all acts necessary for IAS to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as the Company might or could do with the same validity as if all and every such act had been herein particularly stated, expressed and especially provided for, and hereby ratifies and confirms all that IAS shall lawfully do by virtue of the powers and authority, granted and contemplated hereby. This Limited Power of Attorney shall remain in full force and effect until July 6, 2011 unless sooner revoked or terminated by the Company.

Authorized signatories for IAS are those individuals designated as necessary by IAS in the ordinary course of its business from time to time. A list of authorized signatories so designated shall be provided to the Company upon request.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of Attorney, and may be satisfied that this Limited Power of Attorney has not been revoked by the Company.

The Bank of New York Mellon Trust Company, National Association  
as grant trustee of the Protium Master Grantor Trust

By: Emily R. Sobkowiak  
Name: Emily R. Sobkowiak  
Title: Associate

WITNESSES

Mary Colleen Murphy  
Name: Mary Colleen Murphy

Kathryn Walpole  
Name: Kathryn Walpole

Mary Veikster  
Name: Mary Veikster

Angie Strong  
Name: Angie Strong





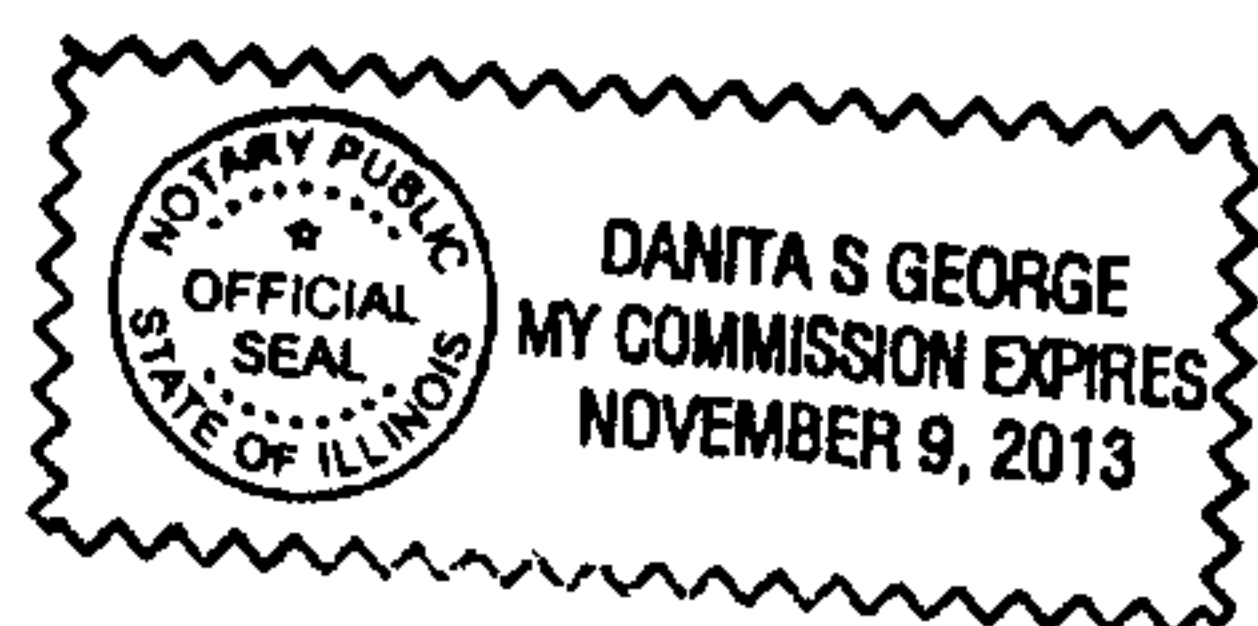
20110718000208810 5/5 \$134.00  
Shelby Cnty Judge of Probate, AL  
07/18/2011 12:44:21 PM FILED/CERT

State of Illinois

County of Cook

On this 7th day of January, 2011, before me, the undersigned, a Notary Public in and for said county and state, personally appeared \_\_\_\_\_ personally known to me to be the person who executed the within instrument as Associate on the behalf of the company therein names, and they duly severally acknowledged that said instrument is the act and deed of said company, and that they, being authorized to do to, executed and delivered said instrument for the purpose therein contained.

Witness by hand and official seal.



Danita S. George  
Notary Public