



20111017000307540 1/2 \$267.00
Shelby Cnty Judge of Probate, AL
10/17/2011 10:04:13 AM FILED/CERT

Shelby County: AL 10/17/2011
State of Alabama
Deed Tax: \$252.00

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

Send Tax Notice to:
Amanda Smith Vinson

*3201 Arbor Hill Trace
Birmingham, AL 35244*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred fifty-two thousand and 00/100 Dollars (\$252,000.00) to the undersigned, US Bank National Association, as successor Trustee to Bank of America, National Association, (successor by merger to LaSalle Bank National Association) as Trustee for Morgan Stanley Mortgage Loan Trust 2007-IXS, a corporation, by Wells Fargo Bank, N.A., 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 Amanda Smith Vinson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 45, according to the Survey of Final Plat, Arbor Hill, Phase I, as recorded in Map Book 31, Page 48, in the Office of the Judge of Probate 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. Right-of-way granted to Alabama Power Company recorded in Real 65, Page 1 and Deed Book 332, Page 554.
4. Agreement with Alabama Power Company as to underground cables as recorded in Real 69, Page 455, and covenants pertaining thereto as recorded in Real 69, Page 458.
5. Restrictions and covenants appearing of record in Inst. No. 2003-59578.
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 Number 20110314000083200, in the Probate Office of Shelby County, Alabama.

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 14 day of September, 2011.

US Bank National Association, as successor Trustee to
Bank of America, National Association, (successor by
merger to LaSalle Bank National Association) as Trustee
for Morgan Stanley Mortgage Loan Trust 2007-IXS
By Wells Fargo Bank, N.A., as Attorney in Fact

By: Jennifer L. Williams
Its Jennifer L. Williams
Vice President Loan Documentation

STATE OF Maryland
Frederick

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Jennifer L. Williams, whose name as VP Loan Documentation of Wells
Fargo Bank, N.A., as Attorney in Fact for US Bank National Association, as successor Trustee to
Bank of America, National Association, (successor by merger to LaSalle Bank National
Association) as Trustee for Morgan Stanley Mortgage Loan Trust 2007-IXS, 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 14 day of September, 2011.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-000877

