

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

Send Tax Notice to:  
Natasha L. Simmons

299 Ivy Hills Circle  
Calera, AL 35040

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred nine thousand nine hundred and 00/100 Dollars (\$109,900.00) to the undersigned, U.S. Bank National Association, as Trustee, as successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for RAMP 2007RS2, a corporation, by Residential Funding Company, LLC f/k/a Residential Funding Corporation, 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 Natasha L. Simmons, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 24, according to the plat of Old Ivy Subdivision, Phase II, (being a resurvey of portions of Lots 22-32 Tract Fifty One Subdivision, Parcel "B", as recorded in Map Book 11, Page 26), as recorded in Map Book 36, Page 6-A and Document #20051027000561200, 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. Easements, restrictions and setback lines as shown on recorded plat.
4. Easements/Right of Way granted to Alabama Power Company in Deed Book 121, Page 464, Deed Book 188, Page 43, and in Deed Book 80 Page 195, and Document No. 20050526000257610, recorded in said Probate Office.
5. 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 20111208000370820, in the Probate Office of Shelby County, Alabama.

\$ 109,900.00 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.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



20120221000062150 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 19<sup>th</sup> day of January, 2012.

U.S. Bank National Association, as Trustee, as successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for RAMP 2007RS2

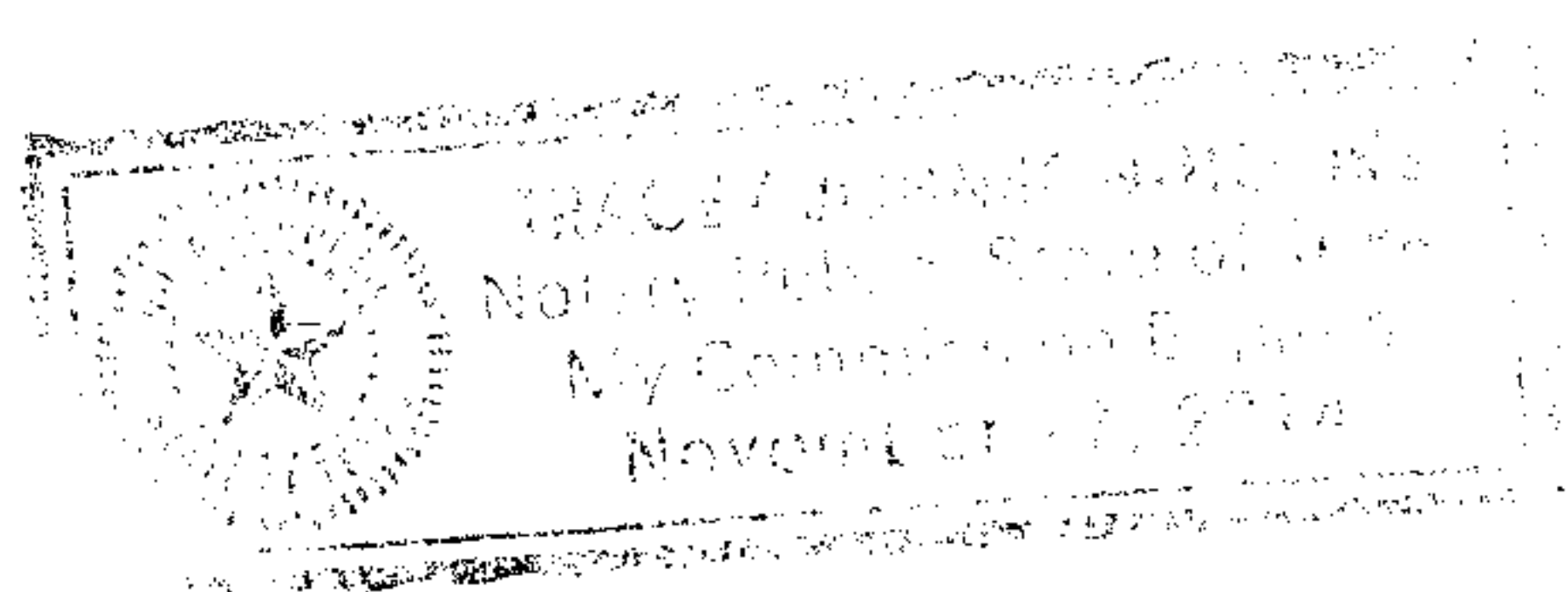
By Residential Funding Company, LLC f/k/a Residential Funding Corporation, as Attorney in Fact

By: [Signature]  
Scott Buskirk  
Its AUTHORIZED OFFICER

STATE OF Texas  
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scott Buskirk, whose name as Attorney of Residential Funding Company, LLC f/k/a Residential Funding Corporation, as Attorney in Fact for U.S. Bank National Association, as Trustee, as successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for RAMP 2007RS2, 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 19 day of January, 2012.



[Signature]  
NOTARY PUBLIC  
My Commission expires: 11-17-14  
AFFIX SEAL

2011-004636

20120221000062150 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
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