

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

Send Tax Notice to:  
Dustin L. Swinford  
  
805 Round Hill Road  
Pelham, AL 35124

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eight thousand and 00/100 Dollars (\$108,000.00) to the undersigned, U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as Successor to LaSalle Bank, N.A. as Trustee for the Holders of Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2, a corporation, by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, 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 Dustin L. Swinford, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27, Block 1, according to the Survey of Cahaba Valley Estates, Sixth Sector, as recorded in Map Book 6, Page 25, 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. Easement/right-of-way to Alabama Power Company as recorded in Book 291, Page 391.
4. Easement/right-of-way to South Central Bell Telephone and Telegraph as recorded in Book 291, Page 438.
5. Restrictive covenant as recorded in Miscellaneous Book 8, Page 640.
6. Minerals and mining rights excepted.
7. 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 20110927000285530, in the Probate Office of Shelby County, Alabama.


\$ 102,600.00 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.

Shelby County, AL 04/24/2012  
State of Alabama  
Deed Tax: \$5.50




  
20120424000141250 1/2 \$23.50  
Shelby Cnty Judge of Probate, AL  
04/24/2012 01:09:45 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 7th day of ~~February~~, 2012.  
March

  
20120424000141250 2/2 \$23.50  
Shelby Cnty Judge of Probate, AL  
04/24/2012 01:09:45 PM FILED/CERT

U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as Successor to LaSalle Bank, N.A. as Trustee for the Holders of Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2

By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as Attorney in Fact

By: 

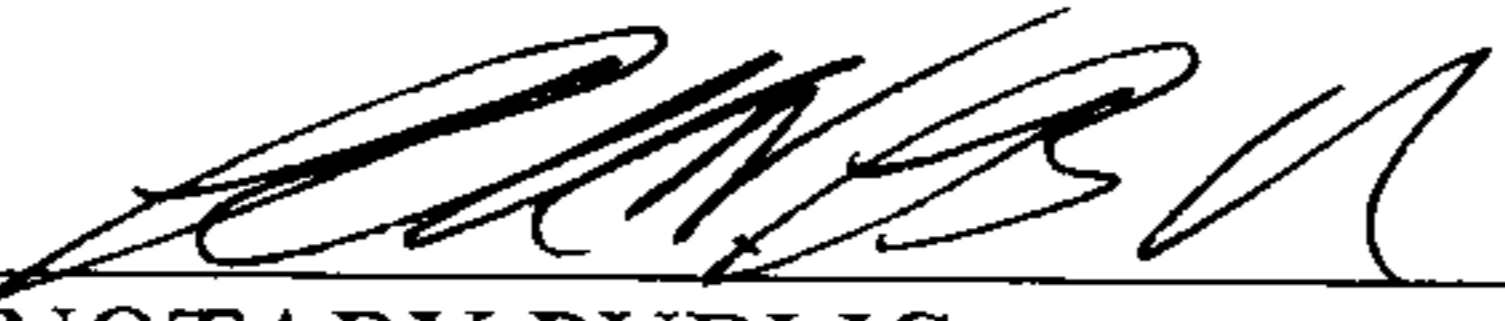
Its ANIBAL RIVERA, AVP

STATE OF TEXAS

COUNTY OF COLLIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANIBAL RIVERA, whose name as AVP of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as Attorney in Fact for U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as Successor to LaSalle Bank, N.A. as Trustee for the Holders of Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2, 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 7TH day of ~~February~~ MARCH, 2012.

  
NOTARY PUBLIC  
My Commission expires: 2/8/16.  
AFFIX SEAL

2011-003930

