

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

Send Tax Notice to:  
ChrisGath, LLC

744 3<sup>rd</sup> St NE  
Alabaster, AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-two thousand nine hundred and 00/100 Dollars (\$52,900.00) to the undersigned, CitiBank, N.A., as Trustee for the Certificateholders of the MLMI Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE2, 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 ChrisGath, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2-A, according to the survey of Breckenridge Park, Royal Ridge Sector, as recorded in Map Book 23, page 96, in the Probate Office 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. Easement/right-of-way to Alabama Power Company as recorded in Real 70, page 253 and Real volume 14, page 473.
4. Restrictive covenant as recorded in Real 45 page 774.
5. Agreement as shown by instrument recorded in Real 32 page 204.
6. Terms, agreements and right of way to Alabama Power Company as recorded in Real 69, page 450
7. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real Volume 69, page 447
8. Access Easement as recorded in Real Volume 24, page 361 and Real Volume 24, page 365.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein
10. Restrictions as shown on recorded plat.
11. 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 Inst. No. 20120117000020290, 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.

\*2011-005354\* \*SWD\*

Shelby County, AL 06/05/2012  
State of Alabama  
Deed Tax: \$53.00

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this deed.

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  
26 day of April, 2012.

CitiBank, N.A., as Trustee for the Certificateholders of the  
MLMI Trust, Mortgage Loan Asset-Backed Certificates,  
Series 2007-HE2

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

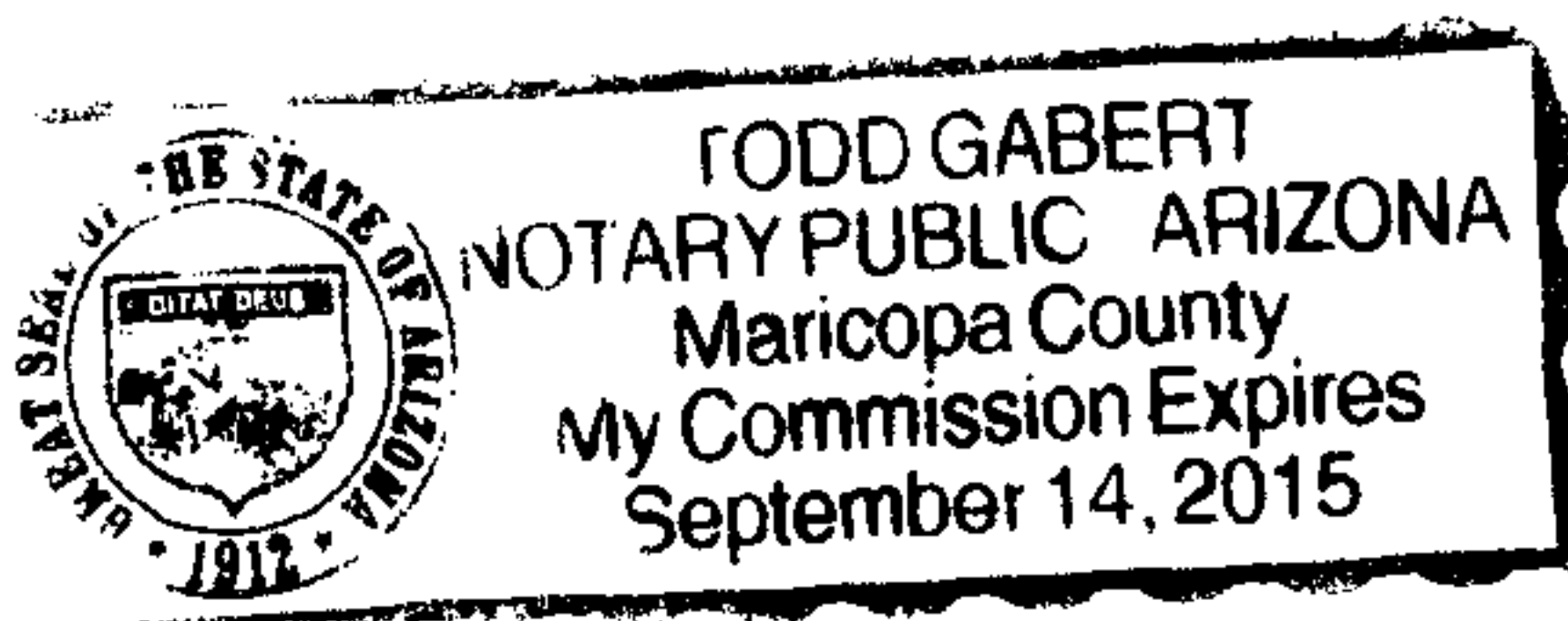
Judy Shu, AVP

STATE OF AZ

COUNTY OF MARICOPA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Judy Shu, 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 CitiBank, N.A., as Trustee for the  
Certificateholders of the MLMI Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-  
HE2, 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 26 day of April, 2012.



NOTARY PUBLIC

My Commission expires: 9/14/15

AFFIX SEAL

2011-005354

20120605000197590 2/2 \$68.00  
Shelby Cnty Judge of Probate, AL  
06/05/2012 02:12:57 PM FILED/CERT