



20120612000207910 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/12/2012 03:30:55 PM FILED/CERT

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

Send Tax Notice to:
Charmaine R. Dye

4908 Old Hickory Circle
Birmingham, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-six thousand and 00/100 Dollars (\$126,000.00) to the undersigned, US Bank National Association, as Trustee for the holders of Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2005-WF2, 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 Charmaine R. Dye, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23, Block 1, according to the Survey of Awtrey & Scott's Addition to Altadena South, as recorded in Map Book 5, Page 121, and amended by Map Book 5, Page 123, 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. Twenty-five foot building setback line and easements as shown by recorded plat.
4. Mineral and mining rights and all rights incident thereto as recorded in Volume 4, Page 466 and Volume 5, Page 356.
5. Easements to Alabama Power Company recorded in Deed Volume 102, Page 52 and Deed Volume 187, Page 377.
6. Restrictions, conditions, and limitations recorded in Misc. Volume 3, Page 468 and Misc. Volume 3, Page 873, which contain no reversionary clause.
7. Easements to Alabama Power Company and Southern Bell Telephone Company recorded in Deed Volume 279, Page 57.
8. 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 No. 20110630000189920, in the Probate Office of Shelby County, Alabama.

\$ 127,497.00 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.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 3 day of April, 2012.

US Bank National Association, as Trustee for the holders of
Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-
Through Certificates, Series 2005-WF2
~~By Wells Fargo Bank, N.A., as Attorney in Fact~~

By: Tobias E. Gift
Vice President Loan Documentation
Its _____

STATE OF Maryland
Frederick

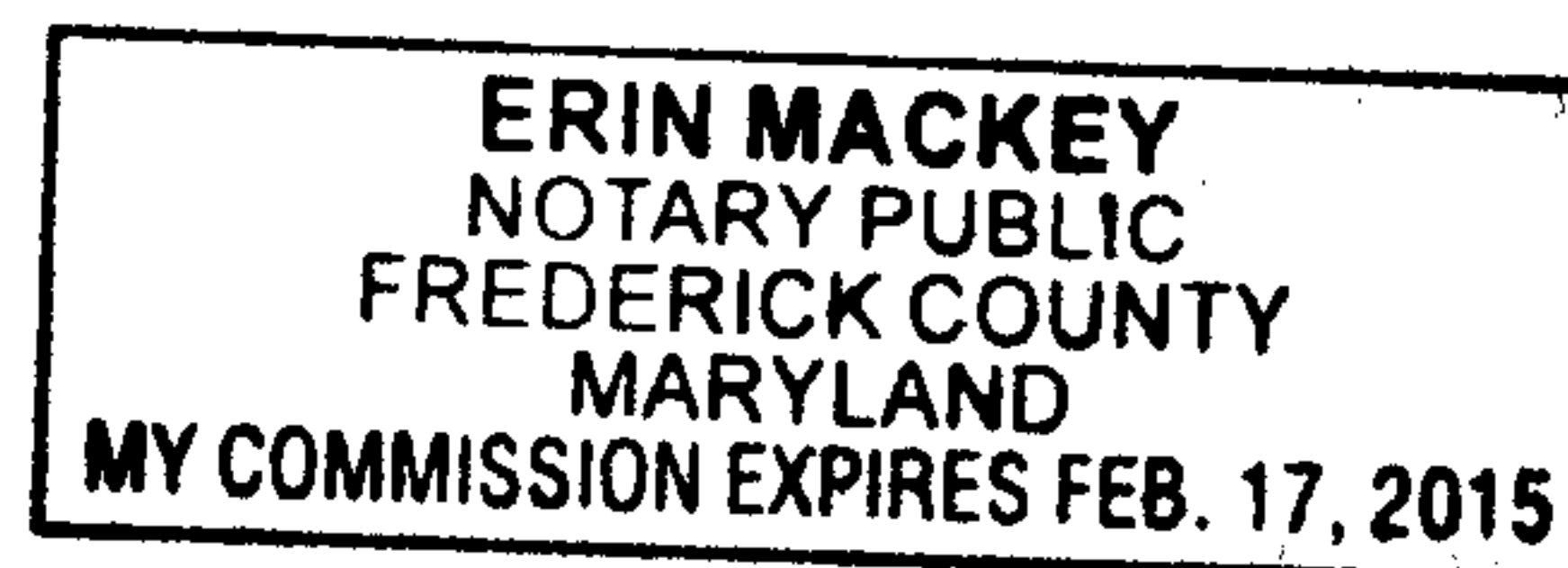
COUNTY OF _____


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Tobias E. Gift, whose name as VP Loan Documentation of Wells Fargo Bank,
N.A., as Attorney in Fact for US Bank National Association, as Trustee for the holders of Citigroup
Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2005-WF2, 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 3 day of April, 2012.

Erin Mackey
NOTARY PUBLIC
My Commission expires: 2-17-15
AFFIX SEAL

2011-002620




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