

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

Send Tax Notice to:  
Rightway Properties, LLC  
100 Astor Circle  
Chelsea AL 35043

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred ten thousand and 00/100 Dollars (\$110,000.00) 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 RASC 2007-KS4, a corporation, by Residential Funding Company, LLC, 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 Rightway Properties, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Cherokee Crest, as recorded in Map Book 9, Page 152, 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. Restrictive covenant as recorded in Real 65, Page 760.
4. Restrictions as shown on recorded plat.
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 Inst. No. 20121018000401750, 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.

Shelby County, AL 11/15/2012  
State of Alabama  
Deed Tax: \$110.00



20121115000438720 1/4 \$131.00  
Shelby Cnty Judge of Probate, AL  
11/15/2012 01:14:04 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 7<sup>th</sup> day of November, 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 RASC 2007-KS4  
By Residential Funding Company, LLC, as Attorney in Fact

By:

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 Authorized Officer of Residential Funding Company, LLC, 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 RASC 2007-KS4, 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 7 day of November, 2012.

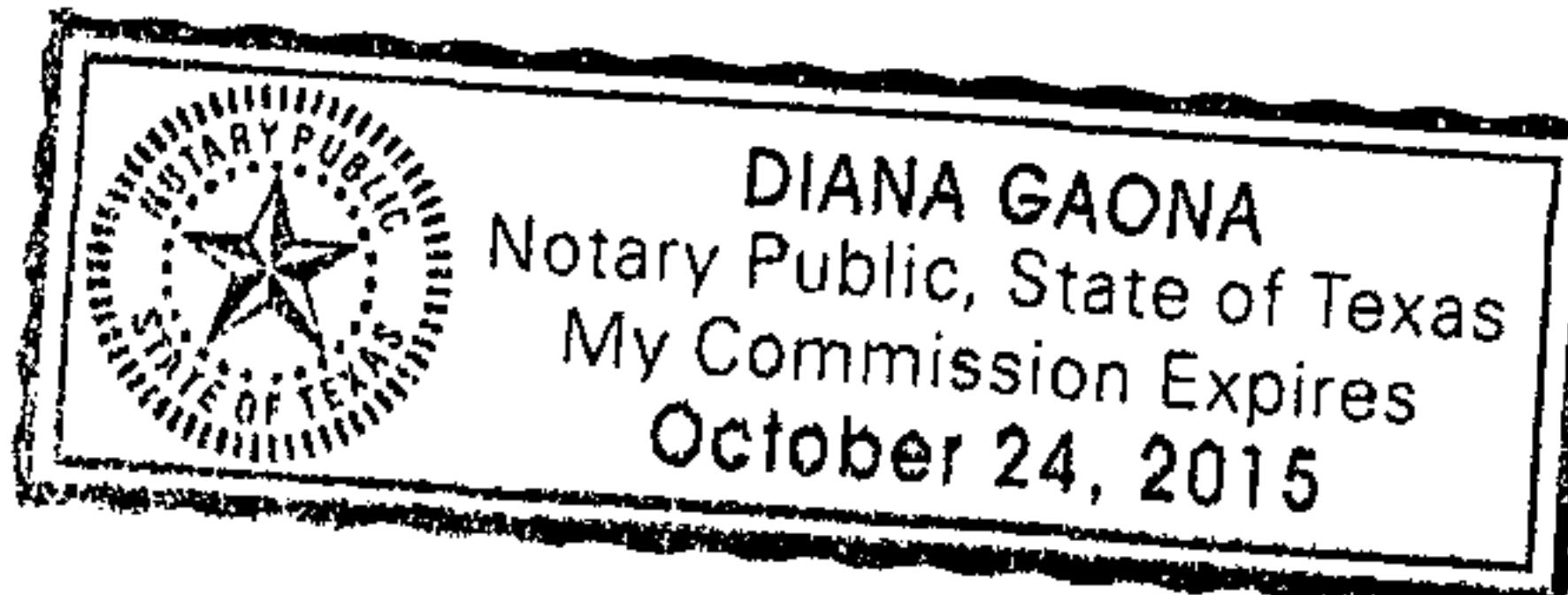
Diana Gaona  
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

10/24/15

2012-002329



20121115000438720 2/4 \$131.00  
Shelby Cnty Judge of Probate, AL  
11/15/2012 01:14:04 PM FILED/CERT



HOME WARRANTY WAIVER

BORROWER: Rightway Properties, LLC

ADDRESS: 1536 Seminole Circle, Alabaster, AL 35007

I, Rightway Properties, LLC, hereby waive the requirement to obtain a Home Warranty as required under the terms of the contract to purchase (1536 Seminole Circle, Alabaster, AL 35007). I hereby hold harmless the Seller, 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 RASC 2007-KS4, the law firm of Sirote & Permutt, P.C. and both the listing and selling agents from any claims of any type whatsoever which may have arisen from the findings of a review of said report.


Agreed to this the 12th day of November, 2012.

Rightway Properties, LLC

By: Cary L. Moore

Its: manager

Pat B. Jackson  
Witness

  
20121115000438720 3/4 \$131.00  
Shelby Cnty Judge of Probate, AL  
11/15/2012 01:14:04 PM FILED/CERT

***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantee's Name Rightway Properties, LLC

Mailing Address 100 Astor Circle  
Chelsea, AL 35043

|                      |                     |
|----------------------|---------------------|
| Date of Sale         | <u>11/12/2012</u>   |
| Total Purchase Price | <u>\$110,000.00</u> |

or  
Actual Value \$ \_\_\_\_\_

Assessor's Market Value \$ \_\_\_\_\_

☐ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

\_\_\_\_ Appraisal  
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Print Rightway Properties LLC

Sign Carey L. Moor  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20121115000438720 4/4 \$131.00  
Shelby Cnty Judge of Probate, AL  
11/15/2012 01:14:04 PM FILED/CERT

Form RT-1