

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

Send Tax Notice to:

Hari Munikar

Manisha Munikar

5100 Greystone Way
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Five hundred thirty-five thousand and 00/100 Dollars (\$535,000.00) to the undersigned, U.S. Bank National Association as Trustee for RASC 2007EMX1, a corporation, by Residential Funding Company, LLC, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Hari Munikar, and Manisha Munikar, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Survey of Greystone, 4th Sector, as recorded in Map Book 16, Page 89 A, B, & C, in the Probate Office of Shelby County, Alabama; being situated in 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 Grantees herein assume and agree to pay.
3. Easements, restrictions and setback lines as shown on recorded plat.
4. Reciprocal Easement recorded in Book 312, Page 274 amended in Book 317, Page 253.
5. Restrictions recorded in Deed Book 317, Page 280 amended in Deed Book 346, Page 942 further amended in Deed Book 378, Page 904 and Deed Book 397, Page 958.
6. Restrictions recorded in Instrument #1995-23020.
7. Release of Damages recorded in Instrument #1995-23020.
8. Title to all minerals in Deed Book 4, Page 493 and Deed Book 4, Page 497.
9. Right of Way to Shelby County recorded in Instrument #20040102000001570.
10. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, liens and all other matters as set forth and recorded, including but not limited to those as contained in Greystone Residential Declaration of Covenants, conditions and restrictions dated November 6, 1990 which has been recorded in Real 317, page 260 in the Office of the Judge of Probate of Shelby County, Alabama (The "Probate Office"), which has been amended by (i) First Amendment thereto dated June 6, 1991 and recorded in Real Book 346, Page 942 in the Probate Office, (ii) Second Amendment thereto dated December 20, 1991 and recorded in Real Book 378, Page 904 in the Probate Office, (iii) Third Amendment thereto dated March 26, 1992 and recorded in Real Book 397, Page 958 in the Probate Office, (iv) Fourth Amendment thereto dated August 21, 1992 and recorded as Instrument No. 1992-17890 in the Probate Office, (v) Fifth Amendment thereto dated January 27, 1993 and recorded as Instrument No. 1993-03123 in the Probate Office, (vi) Sixth Amendment thereto dated April 13, 1993 and recorded as Instrument No. 1993-10163 in the Probate Office, (vii) Seventh Amendment thereto dated June 11, 1993 and recorded as Instrument No. 1993-16982 in the Probate Office, (viii) Eighth Amendment thereto dated July 16, 1993 and recorded as Instrument No. 199320968 in the Probate Office, (ix) Ninth Amendment thereto dated October 21, 1993 and recorded as Instrument No. 1993-32840 in the Probate Office, (x) Tenth Amendment thereto dated July 25, 1994 and recorded as instrument No. 1994-23329 in the Probate Office, (xi) Eleventh Amendment thereto dated March 30, 1995 and recorded as Instrument No. 1995-08111 in the Probate Office, (xii) Twelfth Amendment thereto dated September 1, 1995 and recorded as Instrument No. 1995-24267 in the Probate Office, (xiii) Thirteenth Amendment thereto dated November 29, 1995 and recorded as Instrument No. 1995-34231 in the Probate Office, (xiv) Fourteenth Amendment thereto dated December 11, 1995 and recorded as Instrument No. 1995-35679 in the Probate Office, (xv) Fourteenth Amendment thereto dated June 18, 1996 and recorded as Instrument No. 1996-19860 in the Probate Office, (xvi) Fifteenth Amendment thereto dated November 12, 1996 and recorded as Instrument No. 1996-37514 in the Probate



20121210000472690 1/3 \$168.00
Shelby Cnty Judge of Probate, AL
12/10/2012 02:26:53 PM FILED/CERT

Office, (xvi) Sixteenth Amendment thereto dated December 3, 1996 and recorded as Instrument No. 1996-39737 in the Probate Office, (xvii) Seventeenth Amendment thereto dated January 24, 1997 and recorded as Instrument No. 1997-02534 in the Probate Office, (xix) Eighteenth Amendment thereto dated May 14, 1997 and recorded as Instrument No. 1997-17533 in the Probate Office, (xx) nineteenth Amendment thereto dated September 18, 1997 and recorded as Instrument No. 1997-30081 in the Probate Office, (xxi) Twentieth Amendment thereto dated November 26, 1997 and recorded as Instrument No. 1997-38614 in the Probate Office, (xxii) Twenty-First Amendment thereto dated January 25, 1999 and recorded as Instrument No. 1999-03331 in the Probate Office, (xxiii) Twenty-Second Amendment thereto dated February 12, 1999 and recorded as Instrument No. 1999-06309 in the Probate Office, (xxiv) Twenty-Third Amendment thereto dated November 22, 1999 and recorded as Instrument No. 1999-47817 in the Probate Office and (xxv) Twenty-Fourth Amendment thereto dated July 17, 2002 and recorded as Instrument No. 20020717000334280 in the Probate Office, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restrictions (A) is exempt under Title 42 or the United States Code, or (B) relates to the handicap, but does not discriminate against handicapped persons.

\$ 385,000.00 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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 23rd day of October, 2012.

U.S. Bank National Association as Trustee for RASC 2007EMX1
By Residential Funding Company, LLC, 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 AO of Residential Funding Company, LLC, as Attorney in Fact for U.S. Bank National Association as Trustee for RASC 2007EMX1, 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.

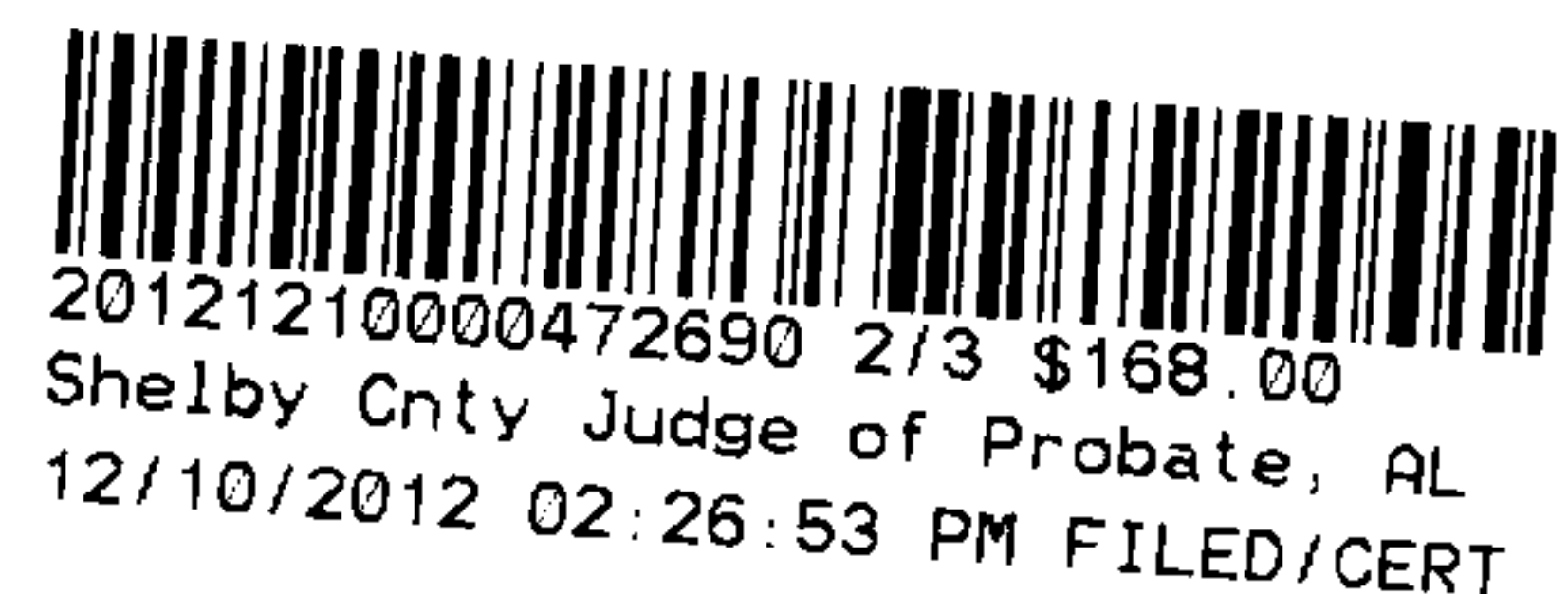
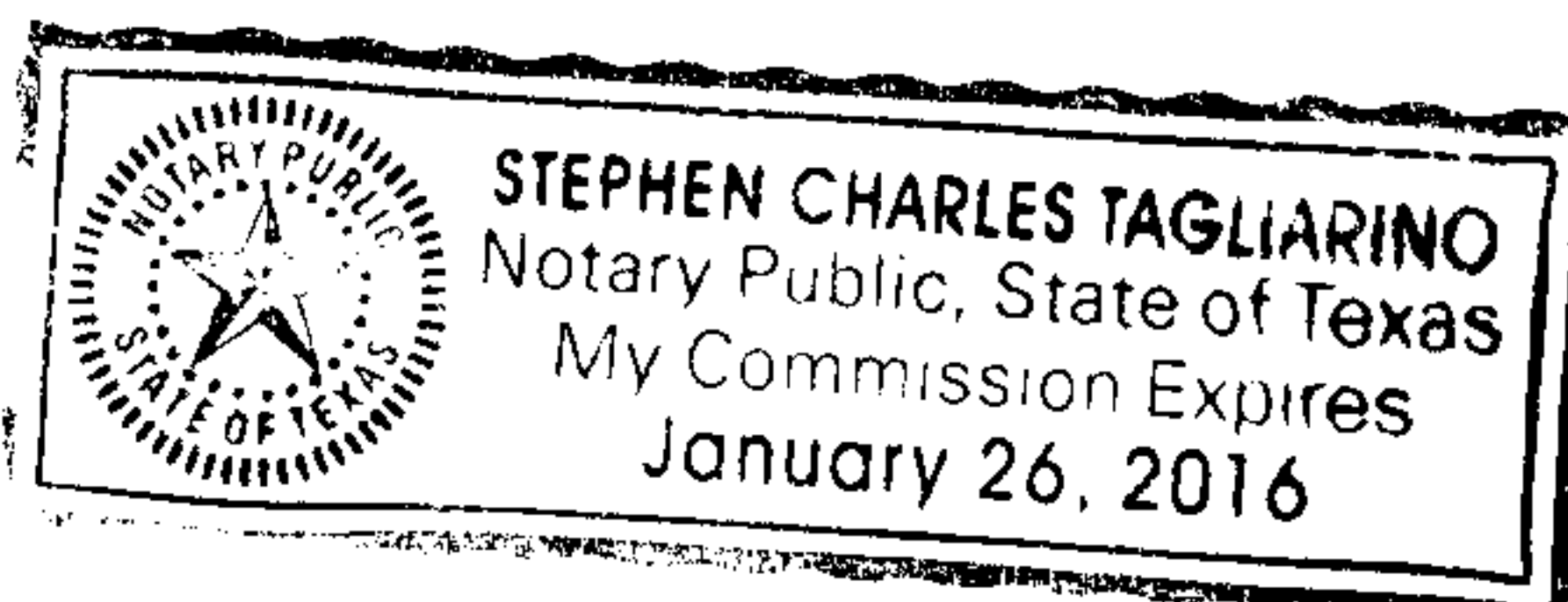
Given under my hand and official seal, this the 23 day of October, 2012.

Shelby County, AL 12/10/2012
State of Alabama
Deed Tax: \$150.00

[Signature]
NOTARY PUBLIC

My Commission expires: 1/26/16
AFFIX SEAL

2011-000712



Real Estate Sales Validation Form

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

Grantor's Name U.S. Bank National Association Grantee's Name Hari + Manisha Munikar
Mailing Address as Trustee for RASC Mailing Address 5100 Greystone Way
2111 North Haskell Avenue Birmingham, AL 35242
11th Floor
Property Address Dallas, TX 75024 Date of Sale 11/21/12
5100 Greystone Way Total Purchase Price \$ 535,000.00
Birmingham, AL 35242
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

20121210000472690 3/3 \$168.00
Shelby Cnty Judge of Probate, AL
12/10/2012 02:26:53 PM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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

Instructions

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

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

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

Date of Sale - the date on which interest in 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).

Date 12/7/12 Print Jeff W. Parmer
☐ Unattested _____ Sign _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one