

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

20140915000289760
09/15/2014 03:43:51 PM
DEEDS 1/2

Grantees Address
Send Tax Notice to:
Andrew Ryan Kabcenel
110 Buckingham Circle
Montevallo, AL 35115
Sales Price based on Sales Contract

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-Six Thousand Five Hundred And 00/100 Dollars (\$76,500.00) to the undersigned, U.S. Bank National Association, as Trustee, in trust for the registered holders of Citigroup Mortgage Loan Trust, Asset-Backed Pass-Through Certificates, Series 2007-AHL3, A National Association, by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., 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 Andrew Ryan Kabcenel, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Survey of Canterbury Estates, First Addition, as recorded in Map Book 16, Page 67 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 Grantee herein assume and agree to pay.
3. 35-foot minimum building setback line as reserved and shown on recorded map.
4. 10 foot easement along South lot line
5. Restrictions, reservations, limitations, easements and right-of-ways of record, if any.
6. 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 20140415000109690, in the Probate Office of Shelby County, Alabama.

\$ 74,205.00 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.

Grantor's Address
3815 S. West Temple
Salt Lake City, UT 35806

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 04 day of ~~July~~, 2014.

August 04.

U.S. Bank National Association, as Trustee, in trust for the registered holders of Citigroup Mortgage Loan Trust, Asset-Backed Pass-Through Certificates, Series 2007-AHL3

By Select Portfolio Servicing, Inc. f/k/a Fairbanks Capital Corp., as Attorney in Fact

By [Signature]

Mike Sanders, Doc. Control Officer

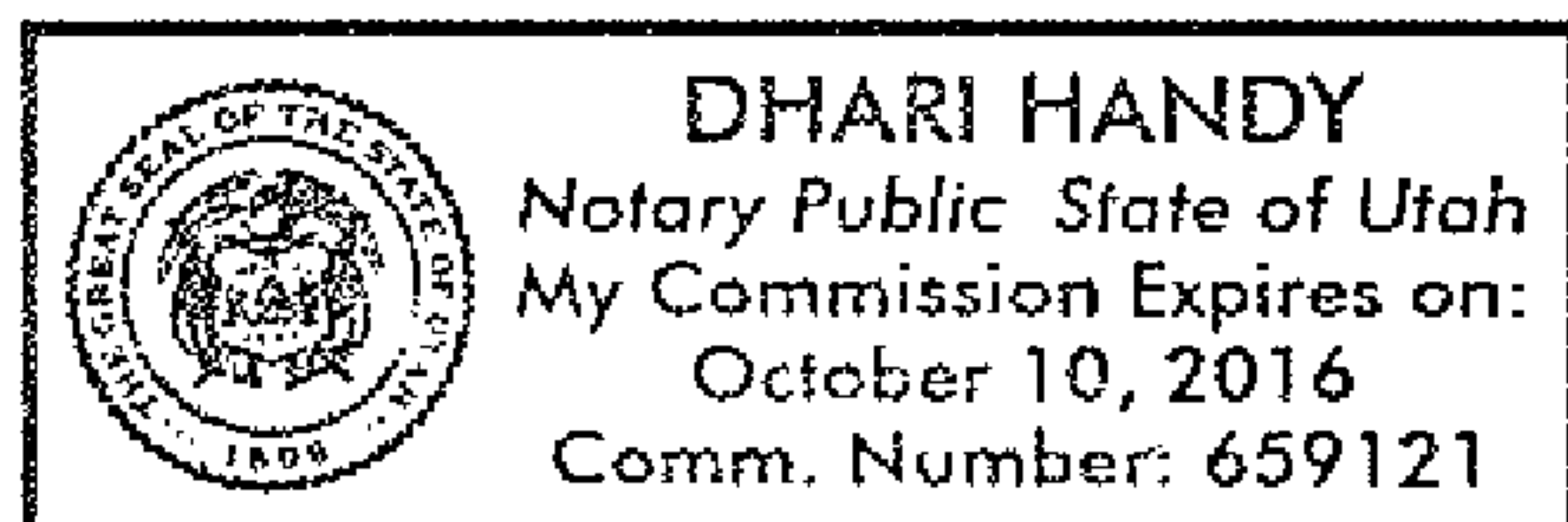
Its

STATE OF UTAH

COUNTY OF Salt Lake

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mike Sanders, whose name as Doc Control Officer of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact for U.S. Bank National Association, as Trustee, in trust for the registered holders of Citigroup Mortgage Loan Trust, Asset-Backed Pass-Through Certificates, Series 2007-AHL3, 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 04 day of August 04., 2014.



[Signature]
NOTARY PUBLIC

My Commission expires: 10/10/2016

AFFIX SEAL

2014-000777



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/15/2014 03:43:51 PM
\$19.50 CHERRY
20140915000289760

[Signature]