


SEND TAX NOTICE:  
Mike Swords  
355 Comanche St  
Montevallo, AL 35115

  
20080813000326330 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
08/13/2008 02:24:40PM FILED/CERT

(537,000.00)

## SPECIAL WARRANTY DEED

This Deed is made and entered into this 17 day of JULY, 20 08 by and between

Wells Fargo Bank, N.A., as Trustee for ABFC 2006-OPT3 Trust, Asset-Backed Certificates, Series  
2006-OPT3

of the County of ORANGE, State of CA, hereinafter collectively referred to as

"Grantor", and

Mike Swords

of the County of       , State of       , hereinafter referred to as "Grantee". The mailing address of  
the Grantee is       .

WITNESSETH, that the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00)  
and other valuable considerations paid to the Grantor, the receipt of which is hereby acknowledged, does  
by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the Grantee, the  
following described lots, tracts or parcels of land lying, being and situated in the County of Shelby and  
State of Alabama to-wit:

See Attached

Subject to easements, conditions, restrictions and limitations of record.

Mike Swords is one and the same as Michael Swords.

\$58,000.00 of the purchase price recited above was paid from a mortgage loan  
closed simultaneously herewith.

To have and to hold the same; together with all rights and appurtenances to the same belonging, unto the said Grantees, and to His/Her successors and assigns. The said Grantor hereby covenanting that it and the successors and assigns of such Grantor shall and will WARRANT AND DEFEND the title to the premises unto the said Grantees, and to the successors and assigns of such Grantee forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however, the general taxes for the calendar year 2008 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said Grantor has hereunto caused this instrument to be signed on the day and year first above written.

Grantor:  
Wells Fargo Bank, N.A., as Trustee for ABFC 2006-OPT3 Trust, Asset-Backed Certificates, Series 2006-OPT3

Sandy Young  
Title: Sandy Young  
Attest: Assistant Secretary  
Title: \_\_\_\_\_

State of TX )  
County of Dallas )

On July 17, 2008 before me, \_\_\_\_\_, personally appeared

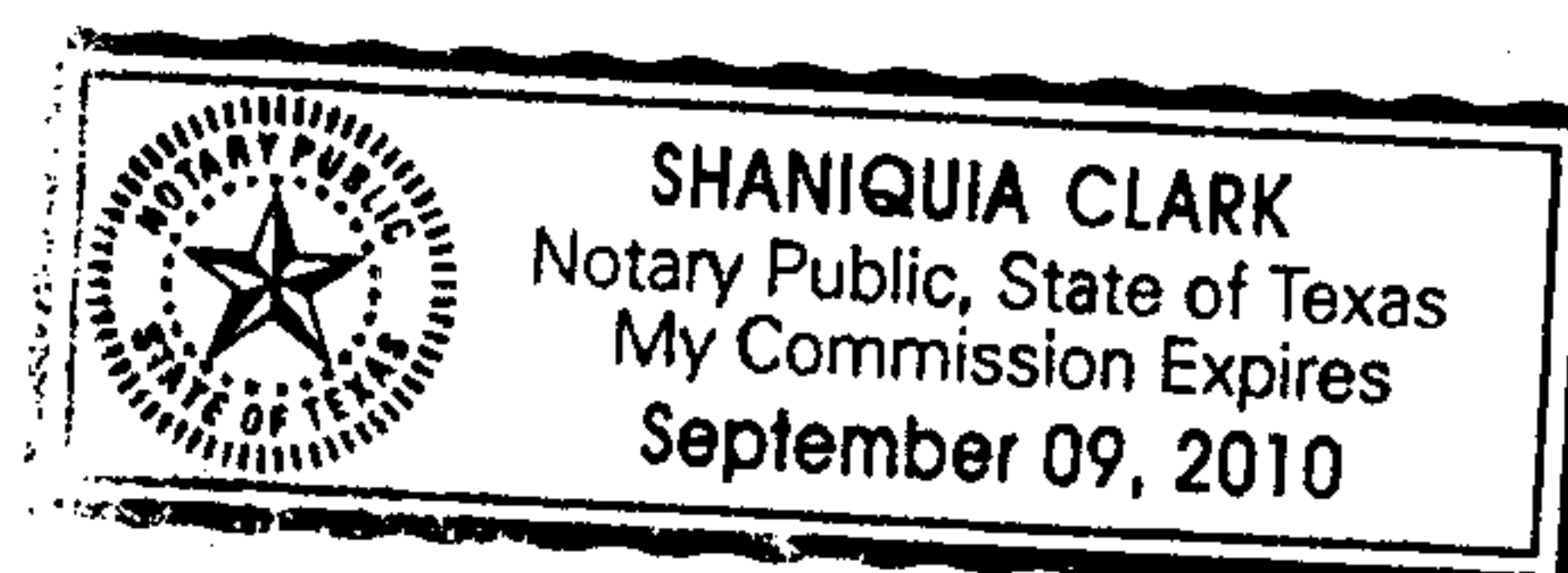
Sandy Young

\_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Shaniquia Clark (Seal)



## EXHIBIT "A"

A part of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of Section 22, Township 22 South, Range 3 West; thence run North 89 deg. 28 min. East along the South boundary of said Section 22 a distance of 347.37 feet to a point on the Northwestern right-of-way of Shelby County Highway # 12; thence run North 51 deg. 35 min. East along said right-of-way a distance of 216.24 feet to the point of beginning; thence continue last course a distance of 90.0 feet; thence run North 38 deg. 25 min. West a distance of 166.67 feet; thence run South 51 deg. 35 min West a distance of 90.0 feet; thence run South 38 deg. 25 min. East a distance of 166.67 feet to the point of beginning; being situated in Shelby County, Alabama.



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