

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

Send Tax Notice to:
Timothy R. King

8 Horton Road
Montevallo, AL 35115

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-seven thousand nine hundred and 00/100 Dollars (\$87,900.00) to the undersigned, Citibank, N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-FF12, a corporation, by Home Loan Services, Inc., 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 Timothy R. King, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northeast Corner of said 1/4-1/4 Section; thence run West along the North 1/4-1/4 line 493.00 feet; thence turn Left 72 degrees 39 minutes 56 seconds and run Southwest 390.34 feet to the Point of Beginning; thence continue last course a distance of 181.47 feet; thence turn Right 99 degrees 18 minutes 00 seconds and run Northwest a distance of 343.23 feet; thence turn right 80 degrees 42 minutes and 00 seconds and run Northeast a distance of 181.47 feet; thence turn right 99 degrees 18 minutes 00 seconds and run Southeast 343.23 feet to the Point of Beginning.

\$87,900.00 of consideration paid w/purchase money mortgage
recorded simultaneously herewith.

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. Right of way granted to Colonial Pipeline Company as recorded in Deed Book 221, Page 839.
4. Right of way granted to the City of Helena as recorded in Instrument #1995-21584.
5. Right of way to Southern Natural Gas as recorded in Deed Book 213, Page 149.
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 No. , in the Probate Office of Shelby County, Alabama.





20100128000027840 2/2 \$15.00
 Shelby Cnty Judge of Probate, AL
 01/28/2010 01:29:47 PM FILED/CERT

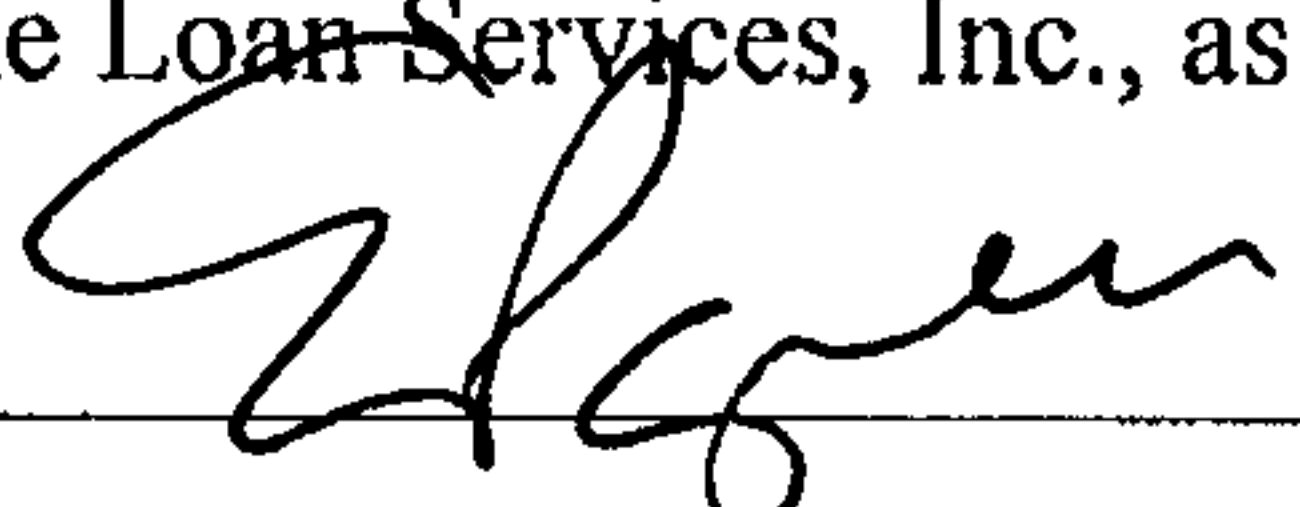
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

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 18 day of December, 2009.

Citibank, N.A., as Trustee for First Franklin Mortgage
 Loan Trust, Mortgage Loan Asset-Backed Certificates,
 Series 2005-FF12

By Home Loan Services, Inc., as Attorney in Fact

By: 

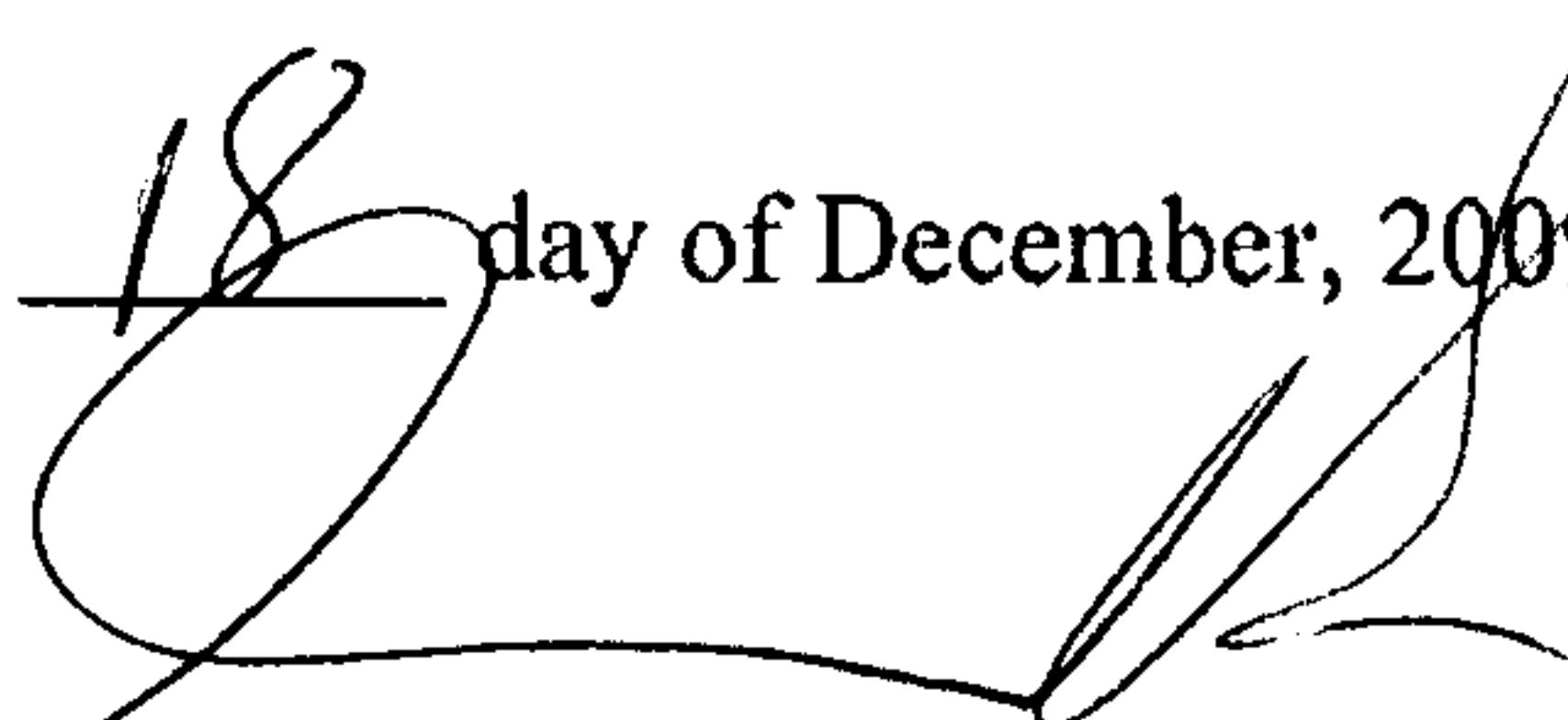
Its Eileen Papariella
Asst. Vice President

STATE OF PA
Allegheny

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eileen Papariella, whose name as Asst. Vice President of Home Loan Services, Inc., as Attorney in Fact for Citibank, N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-FF12, 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 18 day of December, 2009.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-003709

