

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

Send Tax Notice to:  
Kimberly S. Boulter

165 Teal Cir  
Pelham, AL 3124

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-four thousand and 00/100 Dollars (\$124,000.00) to the undersigned, US Bank NA, as trustee for that certain pooling and servicing agreement, Series #2005-EFC1, Pool #40058, a corporation, (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 Kimberly S. Boulter, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 33, according to the Survey of Mallard Pointe, as recorded in Map Book 10, Page 70, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

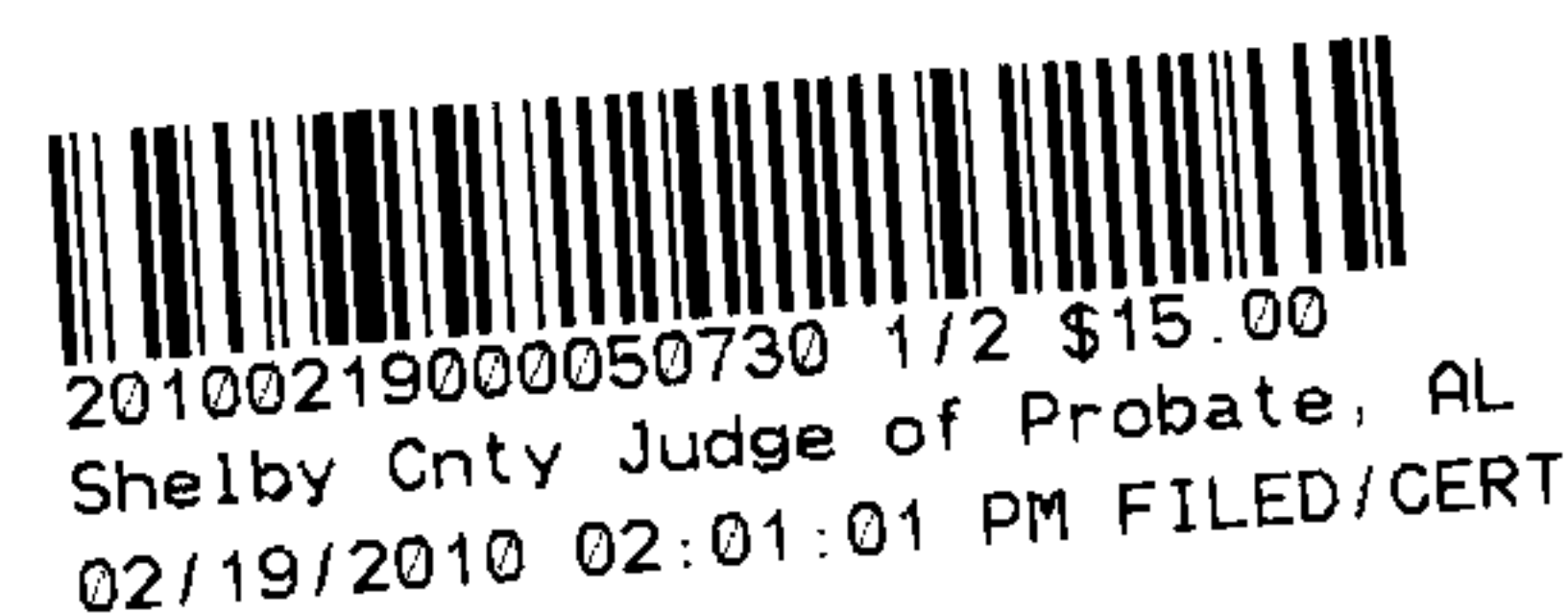
Subject to:

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. Easement/right-of-way to South Central Bell Telephone Company as recorded in Book 114 Page 290.
4. Easement/right-of-way to South Central Bell Telephone Company as recorded in Book 116 Page 277.
5. Easements, building lines and restrictions as shown on recorded map.
6. Restrictions and covenants appearing of record in Book 109, Page 39; Book 117, Page 593; Book 126, Page 136 and Book 171, Page 962.
7. Agreement with Alabama Power Company as recorded in Book 126, Page 133 and Book 117, Page 590.
8. 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. 20090925000366670, in the Probate Office of Shelby County, Alabama.

\$124,000.00 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 Grantee, his/her heirs and assigns, forever.



20100219000050730 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
02/19/2010 02:01:01 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the \_\_\_\_\_ day of January, 2010.

US Bank NA, as trustee for that certain pooling and servicing agreement, Series #2005-EFC1, Pool #40058

By: Charlotte Elliott

Its PMASO

STATE OF TEXAS

COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Elliott, whose name as PMASO of US Bank NA, as trustee for that certain pooling and servicing agreement, Series #2005-EFC1, Pool #40058, 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.

Given under my hand and official seal, this the 19 day of January, 2010.

[Signature]  
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-003092

