

Commitment Number: 160606
Seller's Loan Number: 5000125160

After Recording Return To:

PowerLink Settlement Services
345 Rouser Road. Building 5
Coraopolis PA 15108
866-412-3636

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
147250000002004

SPECIAL/LIMITED WARRANTY DEED

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR TBW MORTGAGE-BACKED TRUST SERIES 2006-2, TBW MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-2, whose mailing address is **4600 Regent Blvd., Ste. 200, Irving, TX 75063**, hereinafter grantor, for \$230,000.00 (Two Hundred and Thirty Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **DAVID B. C. ELLIS** and **SAMANTHA A. ELLIS, MARRIED JOINT TENANCY**, hereinafter grantees, whose tax mailing address is **51 BOWDEN CIR CHELSEA, AL 35043-3218**, the following real property:

The following described real estate, lying and being in the County of Shelby, State of Alabama, to wit: Lot 1, according to the Survey of Hidden Ridge Estates, 2nd Sector, as recorded in Map Book 33 Page 102 in the Probate office of Shelby County, Alabama Being the same property as conveyed from Cornerstone Building Company, Inc. to Travis Gregory Moore and wife, Kaci McGuire Moore dated 2/8/2006, recorded 2/10/2006 as Instrument No. 20060210000068380 in SHELBY County Records.

Property Address is: 51 BOWDEN CIR CHELSEA, AL 35043-3218

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

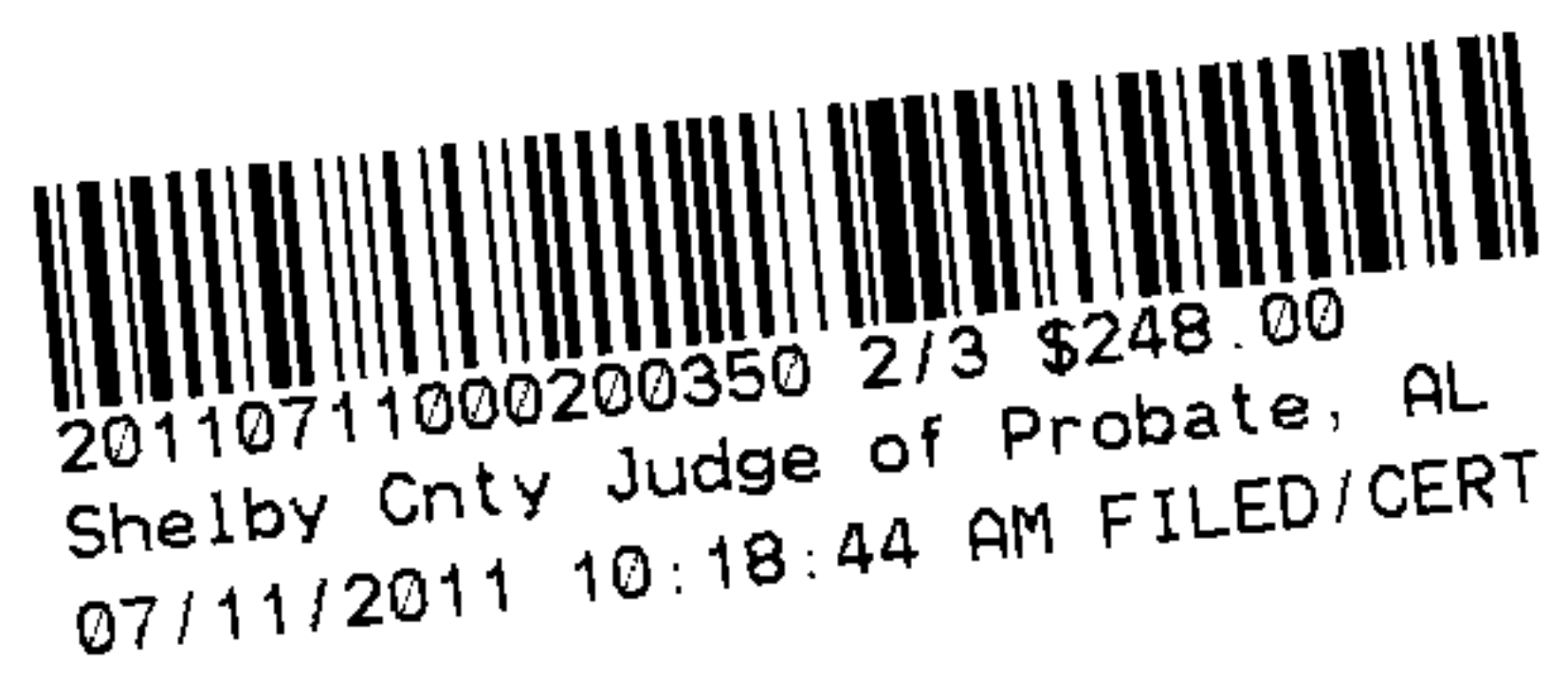
Shelby County, AL 07/11/2011
State of Alabama
Deed Tax: \$230.00


20110711000200350 1/3 \$248.00
Shelby Cnty Judge of Probate, AL
07/11/2011 10:18:44 AM FILED/CERT

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **201002120000043500**



Executed by the undersigned on _____, 2011:



**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR TBW
MORTGAGE-BACKED TRUST SERIES 2006-2, TBW MORTGAGE-BACKED
PASS-THROUGH CERTIFICATES, SERIES 2006-2 , by American Home
Mortgage Servicing as Attorney In Fact**

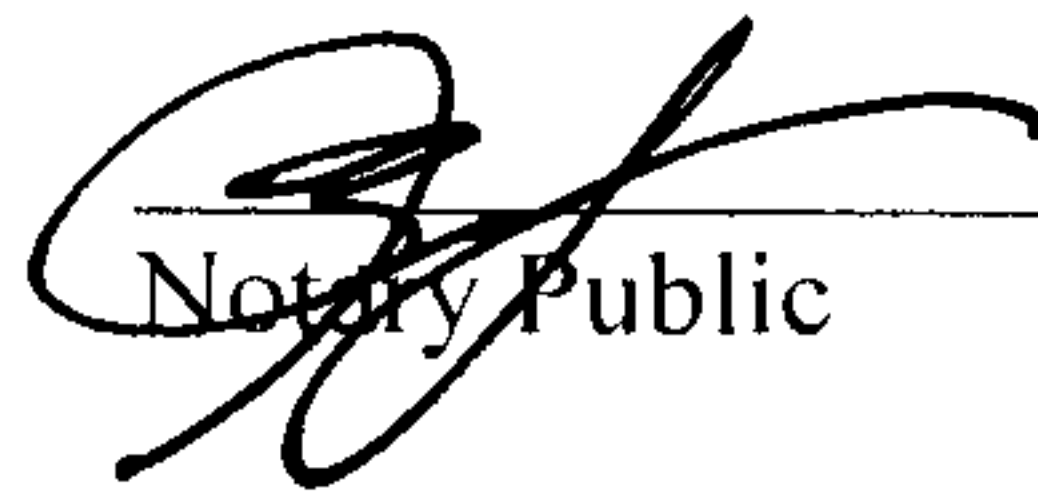
By: **Kobi Austin**

Its: **Assistant Secretary**

STATE OF **Texas**
COUNTY OF **Dallas**

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Kobi Austin** its **Assistant Secretary**, on behalf of **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR TBW MORTGAGE-BACKED TRUST SERIES 2006-2, TBW MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-2 , by American Home Mortgage Servicing as Attorney In Fact** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his capacity as **Assistant Secretary** and with full authority executed the same voluntarily on the day the same was acknowledged.

Given under my hand and official seal this **7** day of **June**, **2011**


Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170


20110711000200350 3/3 \$248.00
Shelby Cnty Judge of Probate, AL
07/11/2011 10:18:44 AM FILED/CERT

