

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

Send Tax Notice to:
-- Matthew Dunaway
405 Forest Lakes Drive
Sterrett, AL 35147

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred five thousand and 00/100 Dollars (\$205,000.00) to the undersigned Grantor, MTGLQ Investors, L.P., a corporation, by Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Elizabeth Dunaway and Matthew Dunaway, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 172, according to the survey of Forest Lakes Subdivision, 3rd Sector, 2nd phase, as recorded in Map Book 32 at Page 26 A & B, in the Probate Office of 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 126 Page 191; Book 16, Page 323 and Book 236, Page 829.
4. Easement/right-of-way to Shelby County as recorded in Instrument No. 1993-03955; Instrument Number 1993-03957; Instrument Number 1993-03959; Instrument Number 1993-03960; Instrument Number 1993-03961; Instrument Number 1993-03964; 1993-03965 and Instrument Number 1993-03966.
5. Title to all minerals, oil and gas within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as reserved in Book 53, Page 262 and Deed Book 331, Page 262.
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.

\$41,000.00
\$ 164,000.00 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.

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TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this
the 7th day of August, 2006.

MTGLQ Investors, L.P.
By, Chase Home Finance, LLC, successor by merger to
Chase Manhattan Mortgage Corporation

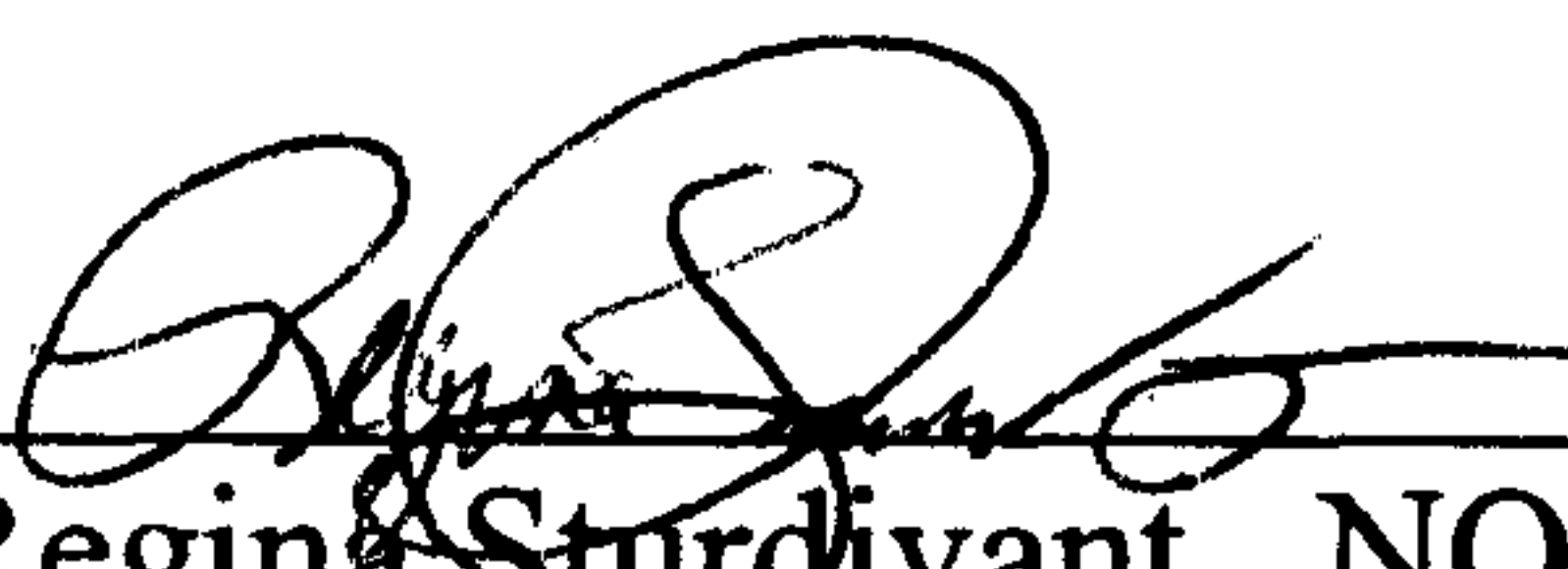
by, 
Its JOE LANNING, VICE PRESIDENT
As Attorney in Fact

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
JOE LANNING, whose name as VICE PRESIDENT of Chase
Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation, as
Attorney in Fact for MTGLQ Investors, L.P., 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, action in its capacity as Attorney in Fact
as aforesaid.

Given under my hand and official seal, this the 7TH day of August, 2006.


Regina Sturdivant, NOTARY PUBLIC
My Commission expires: April 5, 2007
AFFIX SEAL

2006-001110

