

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

Send Tax Notice to:
Vann Clayton

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred one thousand and 00/100 Dollars (\$201,000.00) to the undersigned Grantor, U.S. Bank National Association as Trustee for the MLMI SURF Trust Series 2006-BC1, a corporation, by Wilshire Credit Corporation, 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 Vann Clayton, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 54, according to the Survey of Audubon Forest, First Addition, as recorded in Map Book 11, Page 122, 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 182 Page 555.
4. Mineral and mining rights as recorded in Book 4 Page 553.
5. Restrictions appearing of record in Book 144, Page 480 and Instrument No. 1992-22739.
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. 20061214000608700, in the Probate Office of Shelby County, Alabama.

1st Mort \$ 160,800⁰⁰ 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

2nd Mort \$ 30,150⁰⁰ of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

1. Romeo

until the date grantor conveys its interest in the aforesaid property to the grantee.



20070511000223530 2/3 \$27.50
Shelby Cnty Judge of Probate, AL
05/11/2007 03:50:00PM FILED/CERT

Shelby County, AL 05/11/2007
State of Alabama

Deed Tax:\$10.50

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 _____ day of April, 2007.

U.S. Bank National Association as Trustee for the MLMI
SURF Trust Series 2006-BC1
By, Wilshire Credit Corporation

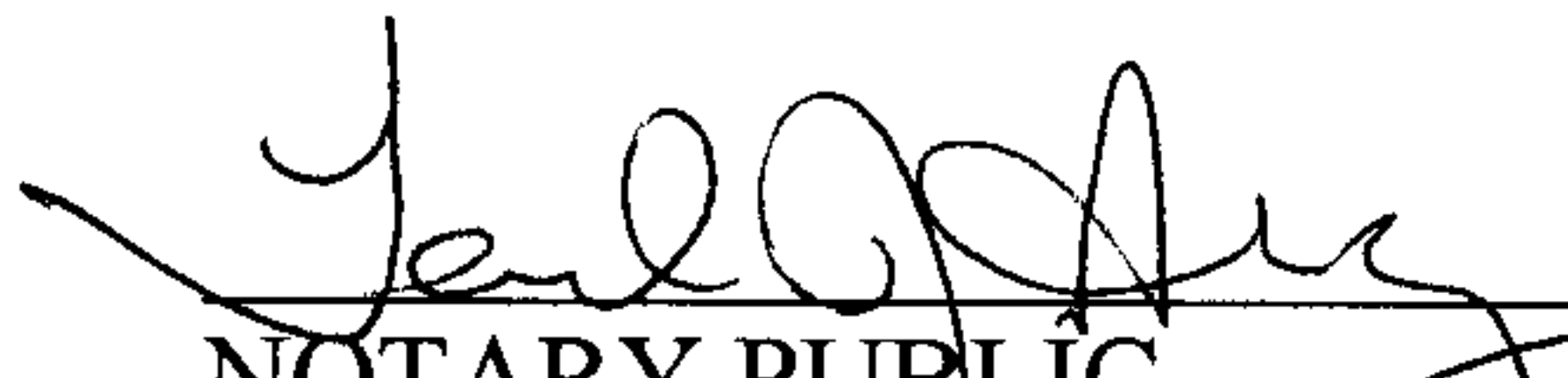
by, 
Its Authorized Signatory
As Attorney in Fact

STATE OF Oregon

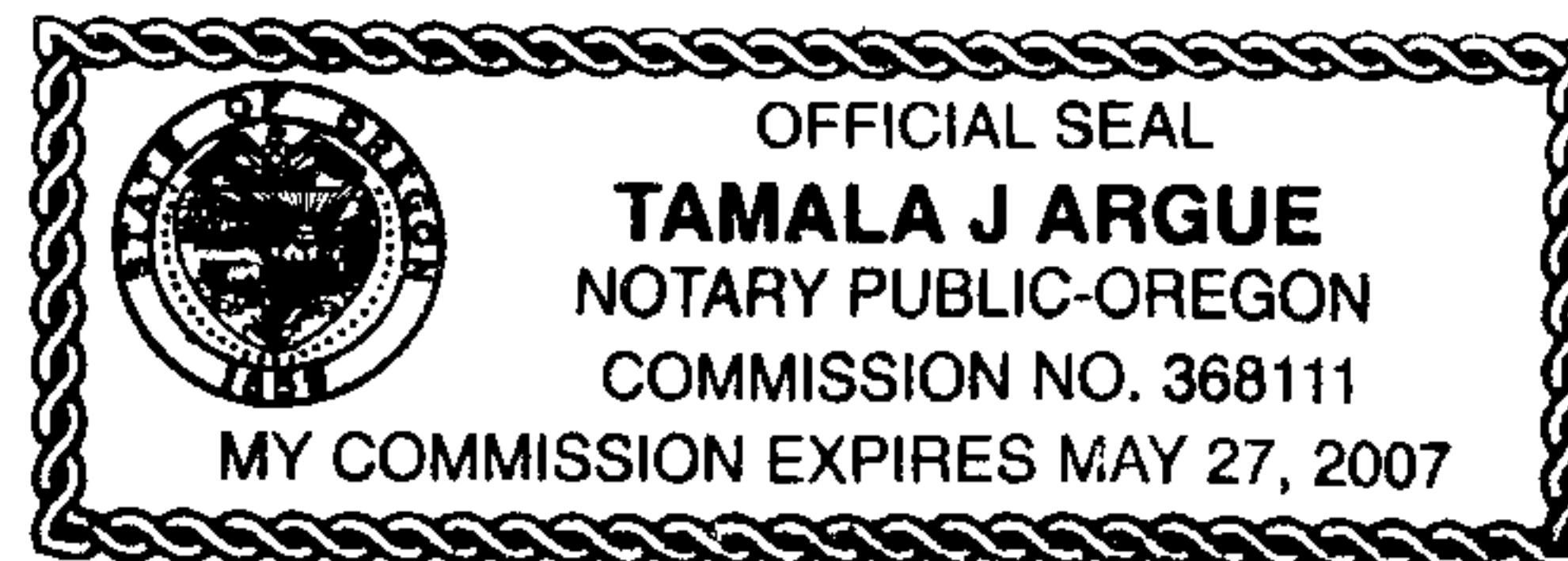
COUNTY OF Washington

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Denise Graham, whose name as Authorized Signer of Wilshire Credit Corporation, as Attorney in Fact for U.S. Bank National Association as Trustee for the MLMI SURF Trust Series 2006-BC1, 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 3 day of April, 2007.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2006-002205




20070511000223530 3/3 \$27.50
Shelby Cnty Judge of Probate, AL
05/11/2007 03:50:00PM FILED/CERT