



20070921000444810 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
09/21/2007 01:10:54PM FILED/CERT

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

Send Tax Notice to:

Michael J. Picot

Stephanie Picot

149 Cambridge Lane
Alabaster, AL 35207

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-five thousand and 00/100 Dollars (\$125,000.00) to the undersigned Grantor, The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank, N.A. as Trustee for that certain pooling and servicing agreement Pool #40356 Distribution Series 2006-RS4, a corporation, by Residential Funding 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 Michael J. Picot, and Stephanie Picot, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 37, according to the Survey of Chinaberry Subdivision, Phase II, Final Plat as recorded in Map Book 34, Page 91, Shelby County, Alabama Records

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 Shelby County as recorded in Book 154 Page 496.
4. Easement/right-of-way to Alabama Power Company as recorded in Instrument No. 20040102000000310; and Instrument No. 20040312000127140 and Instrument No. 20040312000127290.
5. Transmission Line Permit(s) to Alabama Power Company in Deed Book 107, Page 526
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. 20070314000114310, in the Probate Office of Shelby County, Alabama.

\$ 125,000 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 Grantees, their heirs and assigns, forever.

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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 1 day of September, 2007.

The Bank of New York Trust Company, N.A. as successor
to JP Morgan Chase Bank, N.A. as Trustee for that certain
pooling and servicing agreement Pool #40356 Distribution
Series 2006-RS4

By, Residential Funding Corporation

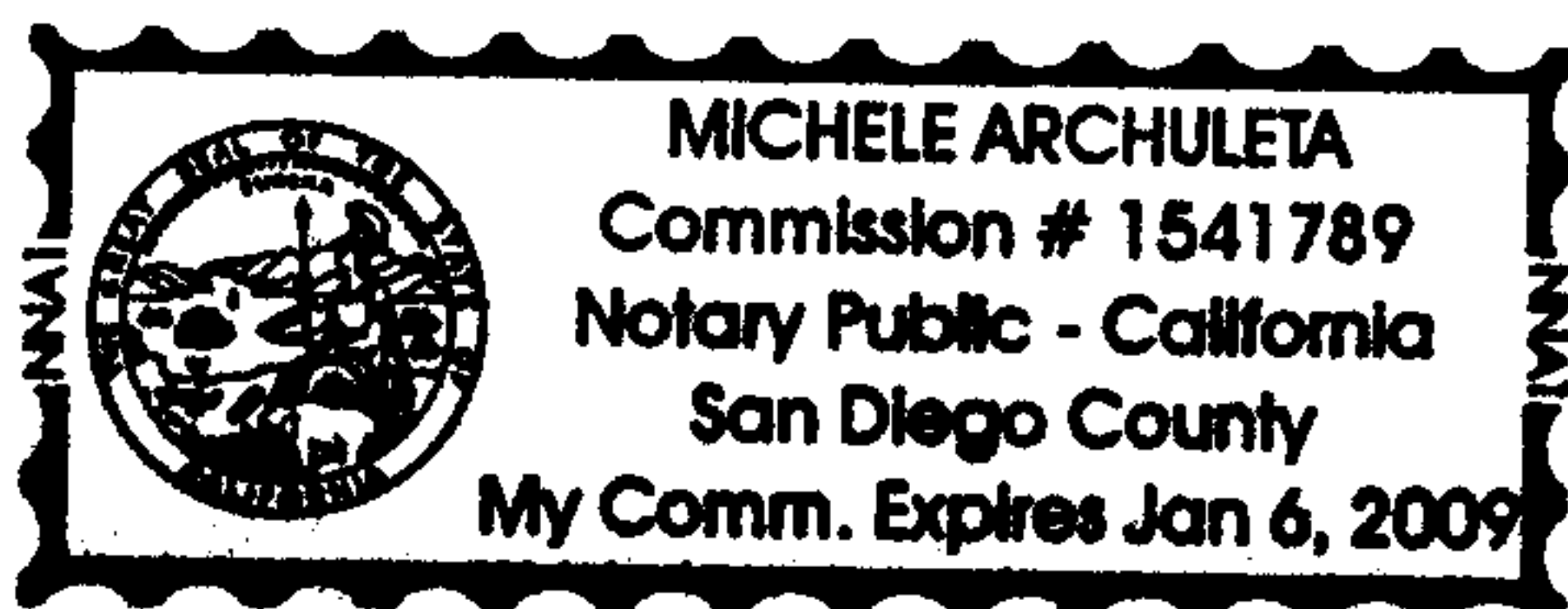
by, [Signature]
Its Michael Dawson-Tyau
As Attorney in Fact

STATE OF CA

COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Dawson-Tyau, whose name as VP of Residential Funding Corporation, as Attorney in Fact for The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank, N.A. as Trustee for that certain pooling and servicing agreement Pool #40356 Distribution Series 2006-RS4, 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 1 day of September, 2007.



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2007-000454