

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

Send Tax Notice to:
William H. Keller, III
Brooke K. Keller

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Four hundred forty thousand and 00/100 Dollars (\$440,000.00) to the undersigned Grantor, U.S. Bank, N.A. as Trustee, on behalf of the holders of the Home Equity Asset Trust-2006-3 Home Equity Pass-Through Certificates, Series 2006-3, a corporation, by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., 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 William H. Keller, III, and Brooke K. Keller, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1606, according to the survey of Eagle Point, 16th Sector as recorded in Map Book 27, Page 92, in the Office of the Judge of Probate 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 South Central Bell as recorded in Book 336 Page 224, Deed Book 337, Page 245 and Book 149, Page 206..
4. 25 Foot building setback line from Eagle Valley Way and 40 foot easement across rear of said lot as shown on recorded map of said subdivision.
5. 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. 20070508000215350, in the Probate Office of Shelby County, Alabama.

\$352,000.00 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.

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

U.S. Bank, N.A. as Trustee, on behalf of the holders of the
Home Equity Asset Trust-2006-3 Home Equity Pass-
Through Certificates, Series 2006-3
By, Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital
Corp.

by [Signature]
its CHERYL E. KRUEGER, DOC. CONTROL OFFICER
As Attorney in Fact

STATE OF

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COUNTY OF

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as CHERYL E. KRUEGER, DOC. CONTROL OFFICER of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact for U.S. Bank, N.A. as Trustee, on behalf of the holders of the Home Equity Asset Trust-2006-3 Home Equity Pass-Through Certificates, Series 2006-3, 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 30th day of October, 2007.

[Signature]
NOTARY PUBLIC
My Commission expires: 8/8/10
AFFIX SEAL

2007-001048

