

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

Send Tax Notice to:
Cookie Jar Investments, LLC

3300 Highway 51
Wilsonville, OR 97158

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-five thousand seven hundred fifty and 00/100 Dollars (\$35,750.00) 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, Series 2006-RP3, a corporation, by Residential Funding 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 Cookie Jar Investments, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to Owen's Addition to Columbiana, according to map recorded in Map Book 3, Page 76, 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 City of Columbiana as recorded in Book 233 Page 644 and Book 233, Page 642.
4. 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. 20070831000411580, in the Probate Office of Shelby County, Alabama.

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 2 day of November, 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, Series 2006-RP3
By, Residential Funding Corporation

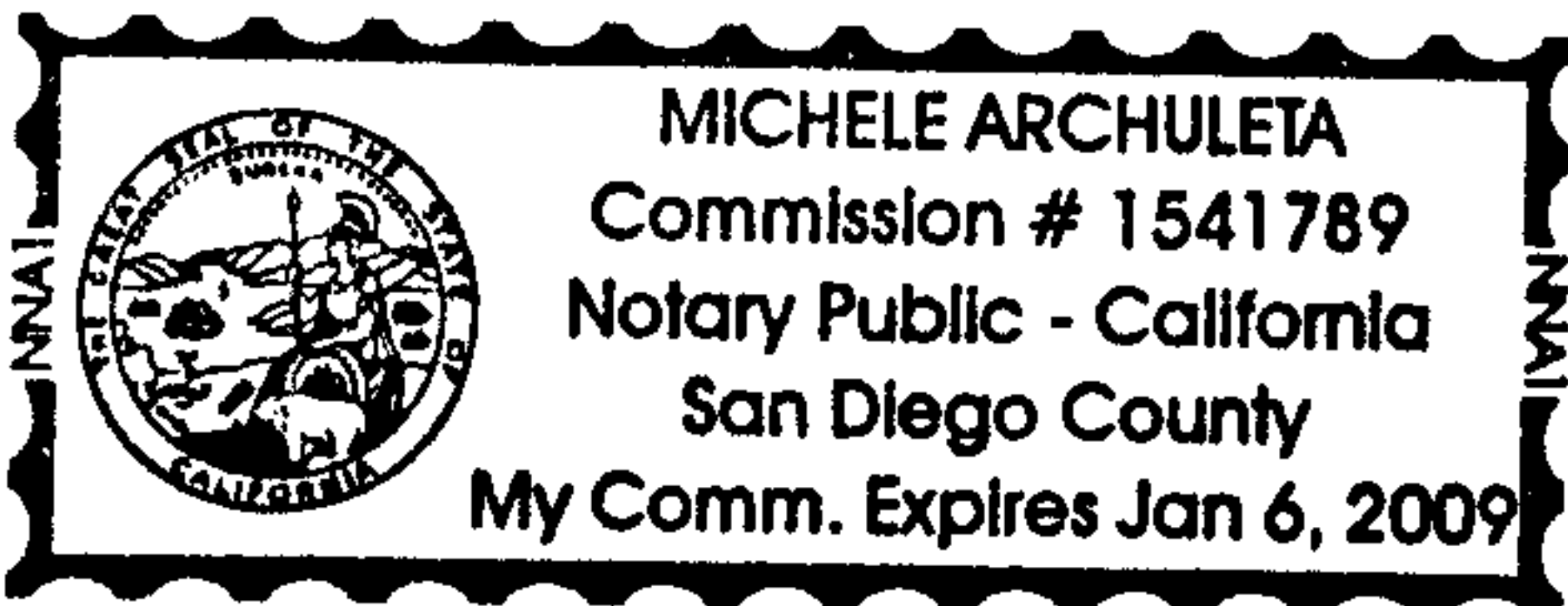
by, [Signature]
Its [Signature]
As Attorney in Fact

STATE OF CA
COUNTY OF San Diego

20071116000525550 2/2 \$50.00
Shelby Cnty Judge of Probate, AL
11/16/2007 09:01:12AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
[Signature], 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, Series 2006-RP3, 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 2 day of November, 2007.



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2007-002165

Shelby County, AL 11/16/2007
State of Alabama

Deed Tax: \$36.00