


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

Send Tax Notice to:  
Jesse Owen  
Cassie Owen

**SPECIAL WARRANTY DEED**

  
20080407000140380 1/2 \$24.50  
Shelby Cnty Judge of Probate, AL  
04/07/2008 04:05:37PM FILED/CERT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred three thousand and 00/100 Dollars (\$103,000.00) to the undersigned, US Bank, N.A., as trustee for that certain pooling and servicing agreement, Series 2006-NC2, Pool #40308, 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 Jesse Owen, and Cassie Owen, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 24, Block 1, according to the Survey of Willow Glen Second Sector, as recorded in Map Book 8, Page 102, in the Probate 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 101 Page 80.
4. Restrictions appearing of record in Misc Book 48, Page 799
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. 20080220000069330, in the Probate Office of Shelby County, Alabama.

\$ 92,700.00 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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 14 day of March, 2008.

US Bank, N.A., as trustee for that certain pooling and servicing agreement, Series 2006-NC2, Pool #40308  
By Residential Funding Corporation

By: \_\_\_\_\_

Its Jason Asuncion, AVP



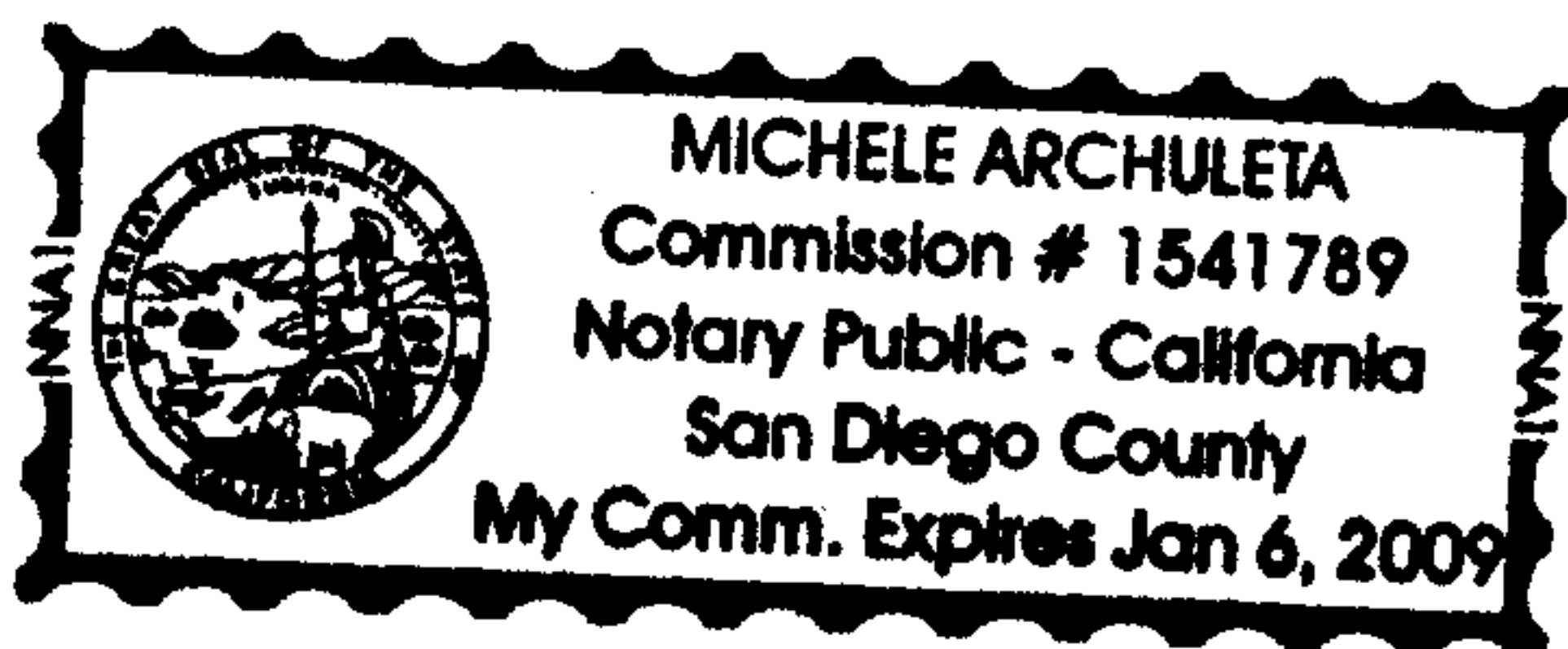
20080407000140380 2/2 \$24.50  
Shelby Cnty Judge of Probate, AL  
04/07/2008 04:05:37PM FILED/CERT

STATE OF CA

COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason Asuncion, whose name as AVP of Residential Funding Corporation, as Attorney in Fact for US Bank, N.A., as trustee for that certain pooling and servicing agreement, Series 2006-NC2, Pool #40308, 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, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 14 day of March, 2008.



2008-000587

NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

Shelby County, AL 04/07/2008  
State of Alabama  
Deed Tax: \$10.50