

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

Send Tax Notice to:
Jamison Alan Lee

156 Chinaberry Lane
Maylene, Al. 35114

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred seventy-four thousand five hundred and 00/100 Dollars (\$174,500.00) to the undersigned, U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass Through Certificates, Series 2006-7, 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 Jamison Alan Lee, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 36, according to the Chinaberry Subdivision, Phase II, Final Plat, as recorded in Map Book 34, Page 91, 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 Shelby County as recorded in Book 154 Page 496.
4. Transmission line permits to Alabama Power Company in Deed 1007, page 526
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. , in the Probate Office of Shelby County, Alabama.

\$ 100,000.00 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.

Shelby County, AL 07/03/2008
State of Alabama

Deed Tax: \$74.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 26 day of June, 2008.

U.S. Bank National Association, as trustee, on behalf of the
holders of the Home Equity Asset Trust 2006-7 Home
Equity Pass Through Certificates, Series 2006-7
By Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital
Corp., as Attorney in Fact

By: [Signature]
Its CHERYL E. KHUEGER, DOC. CONTROL OFFICER

STATE OF Ut
COUNTY OF SL

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHERYL E. KHUEGER, DOC. CONTROL OFFICER, whose name as CHERYL E. KHUEGER, DOC. CONTROL OFFICER of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact for U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass Through Certificates, Series 2006-7, 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 26 day of June, 2008.

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

2008-001526

