

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

Send Tax Notice to:
James Clark
Tracy Clark

2015 Kerry Circle
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-five thousand and 00/100 Dollars (\$75,000.00) to the undersigned, U.S. Bank National Association, as Trustee on behalf of the holders of the Terwin Mortgage Trust 2006-3, Asset Backed 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto James Clark, and Tracy Clark, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, Block 3, according to Willow Glen Second Sector as recorded in Map Book 8, Page 102, 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. Easements(s), building lines(s) and restriction(s) as shown on recorded map.
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. 20080619000250800, 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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 23rd day of September, 2008.

U.S. Bank National Association, as Trustee on behalf of the
holders of the Terwin Mortgage Trust 2006-3, Asset
Backed Certificates, Series 2006-3
By Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital
Corp., as Attorney in Fact

By: [Signature]

DEBRA REILLY, DOC. CONTROL OFFICER

Its

Select Portfolio Servicing, Inc. as Attorney in Fact

STATE OF Ut

COUNTY OF SL

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DEBRA REILLY, DOC. CONTROL OFFICER, whose name as _____ 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 Terwin Mortgage Trust 2006-3, Asset Backed 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, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 23rd day of September, 2008.

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

2008-002547

Shelby County, AL 10/02/2008
State of Alabama

Deed Tax: \$75.00

