

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

Send Tax Notice to:  
Austin T. Woodley

232 Laurel Circle  
Pelham, AL 35124

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy thousand and 00/100 Dollars (\$70,000.00) to the undersigned, US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE2, a corporation, by Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., 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 Austin T. Woodley, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 33, according to the Survey of Laurel Cliffs, First Addition as recorded in Map book 12, Page 95, 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 Alabama Power Company as recorded in Book 167 Page 419.
4. Agreement with Alabama Power Company appearing of record in Real Volume 172, Page 422.
5. Restrictions and Covenants as recorded in Real Volume 209, Page 886 and Real Volume 172, Page 428.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
7. Restrictions as shown on recorded plat. 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. 20080801000309900, in the Probate Office of Shelby County, Alabama.

\$ 68,748.00 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 20<sup>th</sup> day of September, 2008.

US Bank National Association, as Trustee for Citigroup  
Mortgage Loan Trust 2006-WFHE2  
By: Wells Fargo Bank, N.A. successor by merger to Wells Fargo  
Home Mortgage, Inc., as Attorney in Fact

By: NICOLE ROBINSON  
Vice President Loan Documentation  
Its \_\_\_\_\_

STATE OF Iowa  
COUNTY OF Polk

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nicole Robinson, whose name as V.P. of Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact for US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE2, 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 20<sup>th</sup> day of September, 2008.

Ray Allan  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2008-003089

