

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

Send Tax Notice to:
M. Scott Moseley

P.O. Box 371
Chelsea, AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Twenty-five thousand two hundred fifty-three and 00/100 Dollars (\$25,253.00) to the undersigned, 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-RZ1, Pool #40303, a corporation, by Residential Funding Company, LLC f/k/a 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 M. Scott Moseley, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A"

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. 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.
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. 20080903000351890, 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
22ND day of October, 2008.

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-RZ1, Pool
#40303

By Residential Funding Company, LLC f/k/a Residential
Funding Corporation, as Attorney in Fact

By: 

Its Processing Management Jr Officer

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Gregg M. Buckley, whose name as Processing Management Jr Officer of
Residential Funding Company, LLC f/k/a 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-RZ1, Pool #40303, 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 22ND day of October, 2008.


NOTARY PUBLIC

My Commission expires:
AFFIX SEAL

Shelby County, AL 10/29/2008
State of Alabama

Deed Tax: \$25.50

2008-003540



Exhibit "A" to Special Warranty Deed for 2008-003540

Commence at the SW corner of the E-1/2 of the SE ¼ of NE ¼ of Section 11, Township 19 South, Range 1 West; thence North 0 Degrees 03 Minutes 20 Seconds East along the West line of said East ½ 402.58 feet to the point of beginning; thence continue along the last named course 610.77 feet to the Southerly right of way line of Bear Creek Road; thence North 56 Degrees 27 Minutes East along said right of way 120.13 feet; thence South 0 Degrees 03 Minutes 20 Seconds West 302.30 feet; thence North 69 Degrees 25 Minutes 20 Seconds East 49.18 feet; thence South 0 Degrees 03 Minutes 20 Seconds West 183.95 feet; thence South 89 Degrees 56 Minutes 40 Seconds East 62.60 feet; thence South 0 Degrees 03 Minutes 20 Seconds West 193.71 feet; thence South 89 Degrees 56 Minutes 40 Seconds East 122.28 feet to the West line of a 25.0 feet easement; thence South 4 Degrees 01 Minutes East along said easement line 15.04 feet; thence North 89 Degrees 56 Minutes 40 Seconds West 330.63 feet to the point of beginning.

Being part of the E-1/2 of the SE-1/4 of the NE-1/4 of Section 11, Township 19 South, Range 1 West, and being Parcel No. 1, according to Survey of F.W. Meade, Registered Land Surveyor, dated February 10, 1987.

Also, a non-exclusive easement for ingress and egress to and from the above described parcel and to and from other parcels now or formerly owned by the Grantor, Earl Brasher and to and from Shelby County Highway No. 43, which is also known as Bear Creek Road, said easement being more particularly designated and described as being of a uniform width of 25.00 feet, the center line thereof being described as follows:

Commence at the SE corner of the NE-1/4 of the SE-1/4 of Section 11, Township 19 South, Range 1 West; thence North 89 Degrees, 04 Minutes West along the South line of same 293.15 feet to the point of beginning of the center line of 25.00 feet easement; thence North 0 Degrees 29 Minutes East 1333.87 feet to the South line of the SE-1/4 of NE-1/4 of said Section 11; thence North 6 Degrees 48 Minutes East 201.97 feet; thence North 36 Degrees 47 Minutes West 106.56 feet; thence North 4 Degrees 01 Minutes West 382.46 feet; thence North 22 Degrees 13 Minutes West 293.34 feet; thence North 30 Degrees 27 Minutes West 183.95 feet to the Southerly right of way line of Bear Creek Road, and the end of the easement.