

08253

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

Send Tax Notice to:  
Sylvia Denise West

2718 Southwind Circle  
Alabaster, AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-five thousand and 00/100 Dollars (\$135,000.00) to the undersigned, CitiBank, N.A., as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2006-17, a corporation, by IndyMac Bank, 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 Sylvia Denise West, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22, in Block 7, according to the Map of Southwind, Fourth Sector, as recorded in Map Book 7, Page 97, 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. Restrictive covenant as recorded in Book 27 Page 978.
4. Building setback line of 35 feet reserved from Southwind Circle as shown by plat, Said building setback line has been violated in that the roof overlaps the line.
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. 20080613000242370, in the Probate Office of Shelby County, Alabama.

\$ 132,914.00 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.

20081106000431340 2/2 \$16.50  
Shelby Cnty Judge of Probate, AL  
11/06/2008 01:54:14PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 11 day of September, 2008.

CitiBank, N.A., as Trustee for Lehman XS Trust Mortgage  
Pass-Through Certificates, Series 2006-17  
By IndyMac Bank, as Attorney in Fact

By: Tim Beadnell

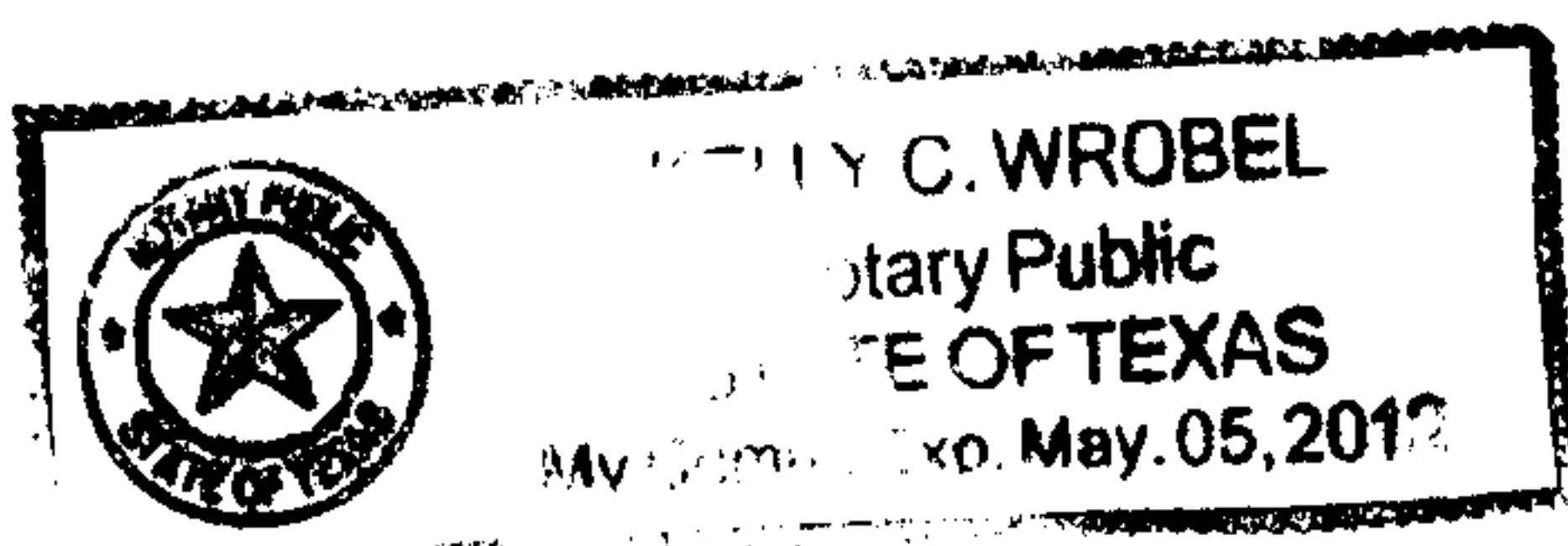
Its Tim Beadnell, AVP

STATE OF Texas

COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tim Beadnell, whose name as AVP of IndyMac Bank, as Attorney in Fact for CitiBank, N.A., as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2006-17, 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 11 day of September, 2008.



Kelly C. Wrobel  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2008-002517