

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

Send Tax Notice to:
Davina L. Wallace

75 Blossom Street
Montevallo, AL 35115

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of eighty-four thousand nine hundred and 00/100 Dollars (\$84,900.00) to the undersigned, U.S. Bank, N.A., as trustee for that certain pooling and servicing agreement, Series #2004-KS12, Pool #4955, 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 Davina L. Wallace, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama and run North 90 degrees 00 minutes 00 seconds East for 244.40 feet to the point of beginning from said point of beginning. Run North 89 degrees 55 minutes 52 seconds East for 179.70 feet to the West Right of way of Blossom Street. Thence along said street South 00 degrees 35 minutes 29 seconds West for 192.03 feet, thence leaving said street, run South 89 degrees 57 minutes 18 seconds West for 180.09 feet thence run North 00 degrees 42 minutes 25 seconds East for 191.96 feet to the point of beginning.

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. The encroachment upon the insured premises of the fence and porch appurtenant to the property adjoining in the South as shown on survey by Mike Moates dated 11/13/2008. Said exception will not be reflected on the Lender's Policy.
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. 20080926000381250, in the Probate Office of Shelby County, Alabama.

\$ 86,598.00 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 12TH day of November, 2008.

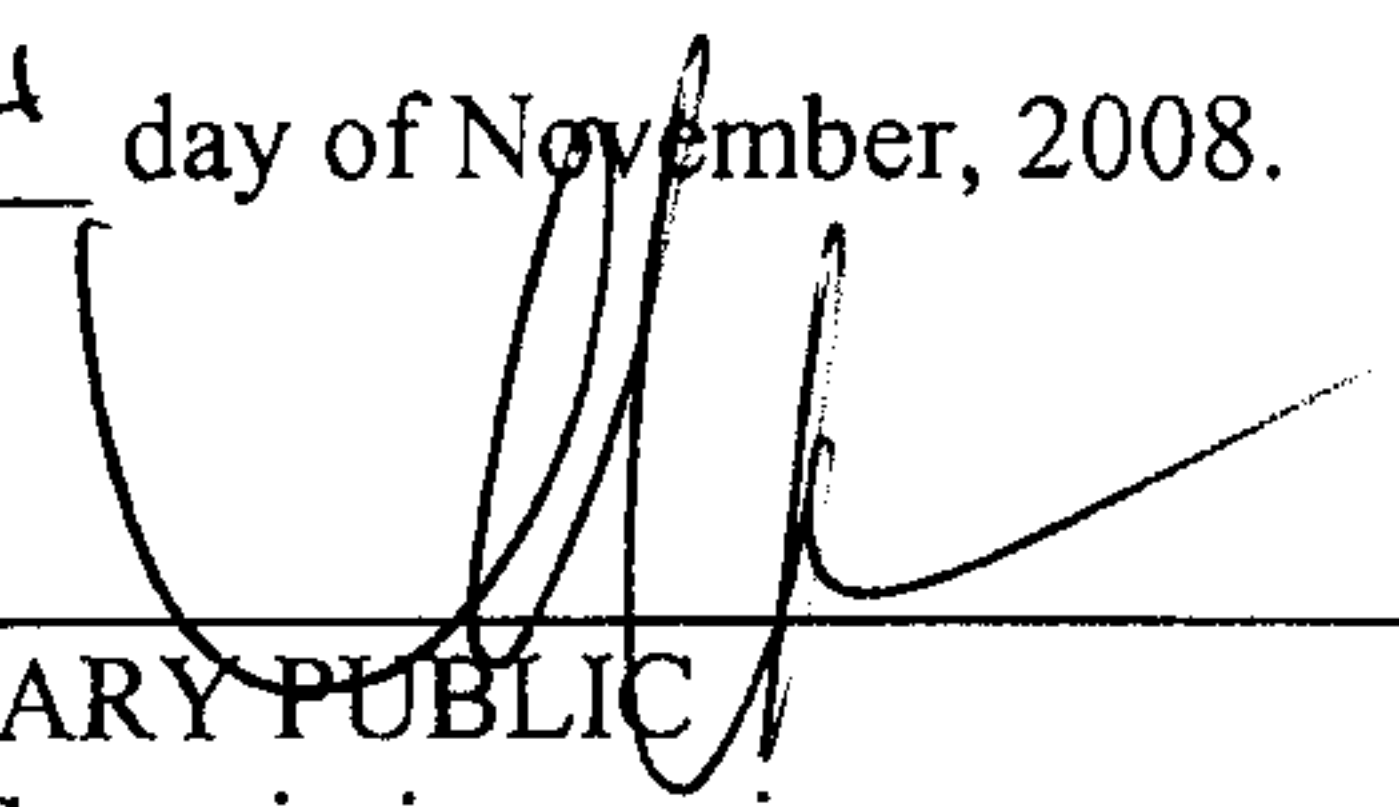
U.S. Bank, N.A., as trustee for that certain pooling and servicing agreement, Series #2004-KS12, Pool #4955
By Residential Funding Company, LLC f/k/a Residential Funding Corporation, as Attorney in Fact

By 
Its Gregg M. Buckley
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 U.S. Bank, N.A., as trustee for that certain pooling and servicing agreement, Series #2004-KS12, Pool #4955, 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 12TH day of November, 2008.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-003847

