

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

Send Tax Notice to:

Josh Smitherman

Julie Smitherman

*36 Mulberry Lane
Shelby, AL 35143*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of forty-three thousand and 00/100 Dollars (\$43,000.00) to the undersigned, The Bank of New York Mellon Trust Company, N.A., fka 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-RP4, Pool #40401, 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Josh Smitherman, and Julie Smitherman, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Map of Canterbury Estates as recorded in Map Book 12, Page 96, in the Probate of Shelby County, Alabama. Situated in 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 255 Page 711 and Book 141, Page 325 and Book 165, Page 539.
4. Easements, building line and restrictions as shown on recorded map
5. 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.
6. 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. 20080917000368300, 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 26TH day of November, 2008.

The Bank of New York Mellon Trust Company, N.a., fka
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-RP4, Pool
#40401

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

By Gregg M. Buckley
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 Mellon Trust Company, N.a., fka 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-RP4, Pool #40401, 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 26TH day of November, 2008.

Shelby County, AL 12/04/2008
State of Alabama

Deed Tax: \$43.00

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-003770

