

This instrument prepared by: Jeff G. Underwood, Attorney Sirote & Permutt P.C. 2311 Highland Avenue South Birmingham, Alabama 35205 Send Tax Notice to:
Charles Barron
Ericka Barron
101Rosewood Circle
Calera, AL 35040

## SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

## SHELBY COUNTY

That in consideration of one hundred thirty-nine thousand nine hundred and 00/100 Dollars (\$139,900.00) to the undersigned, U.S. Bank National Association as Trustee for BAFC 2006-7, by SunTrust Mortgage, Inc., 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 Charles Barron, and Ericka Barron, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

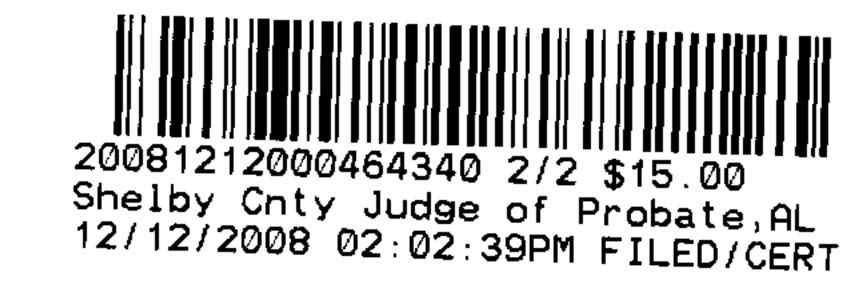
LOT 13, ACCORDING TO THE MAP OF MARENGO, SECTOR ONE, AS RECORDED IN MAP BOOK 22, PAGE 123, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

## 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 Grantees herein assume and agree to pay.
- 3. Restrictions and covenants appearing of record in Inst. No. 1997-21472.
- 4. Right of way granted to South Central Bell Telephone Company recorded in Inst. No. 1997-38301; Inst. No. 1997-38302; Inst. No. 1997-38303; Inst. No. 1997-38304; Inst. No. 1997-38305; Inst. No. 1997-38306; Inst. No. 1997-38307; Inst. No. 1997-38308; Inst. No. 1997-38309 and Inst. No. 1997-38310.
- 5. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Inst. No. 1998-49893, and in any subsequent instruments relating thereto.
- 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. 20081030000421920, in the Probate Office of Shelby County, Alabama.

\$ 142,755.00 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 Grantees, their heirs and assigns, forever.

U.S. Bank National Association as Trustee for BAFC 2006-7 by, SunTrust Mortgage, Inc., as attorney in fact

By:

Its

Of U.S. Bank National Association as Trustee for BAFC 2006-7 by, SunTrust Mortgage, Inc., as attorney in fact

By:

Its

Of U.S. Bank National Association as Trustee for BAFC 2006-7, by SunTrust Mortgage, Inc., as attorney in fact, 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.

Given under my hand and official seal, this the

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2008-003707

LORAY V. PAIGE

Notary Public

Commonwealth of Virginia

7111403

My Commission Expires Oct 31, 2011