

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  
101 Rosewood 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 13<sup>th</sup> day of November, 2008.

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

By: [Signature]

Its VICE PRESIDENT

STATE OF Virginia

COUNTY OF City of Richmond

I, the undersigned, a Notary Public in and for said City County, in said State, hereby certify that Wayne A. Harris, whose name as VICE PRESIDENT 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 13<sup>th</sup> day of November, 2008.

[Signature]  
NOTARY PUBLIC  
My Commission expires: 10/31/2011  
AFFIX SEAL

2008-003707

