

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

Send Tax Notice to:
Michael W. Shearrow
Barbara E. Shearrow
204 Scotts Trace
Helena, AL 35022

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred fifty-three thousand nine hundred and 00/100 Dollars (\$153,900.00) to the undersigned, U.S. Bank National Association, as Trustee for the Certificate Holders of SASCO 2006-BC2, a corporation, by Countrywide Home Loans Servicing LP, 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 Michael W. Shearrow, and Barbara E. Shearrow, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, The Highlands, Sector II, Phase III, as recorded in Map Book 26, Page 63, 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 South Central Bell Telephone Company as recorded in Book 133 Page 39.
4. 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. 20080825000340350, in the Probate Office of Shelby County, Alabama.

\$ 151,200⁰⁰ 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.



20090116000015060 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/16/2009 01:28:40PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
13 day of January 13, 2009.

U.S. Bank National Association, as Trustee for the
Certificate Holders of SASCO 2006-BC2
By Countrywide Home Loans Servicing LP, as Attorney in
Fact

By:

Its Nelda Kershner, Assistant Secretary

STATE OF TEXAS

COUNTY OF COLLIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Nelda Kershner, whose name as Assistant Secretary of
Countrywide Home Loans Servicing LP, as Attorney in Fact for U.S. Bank National Association,
as Trustee for the Certificate Holders of SASCO 2006-BC2, 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.

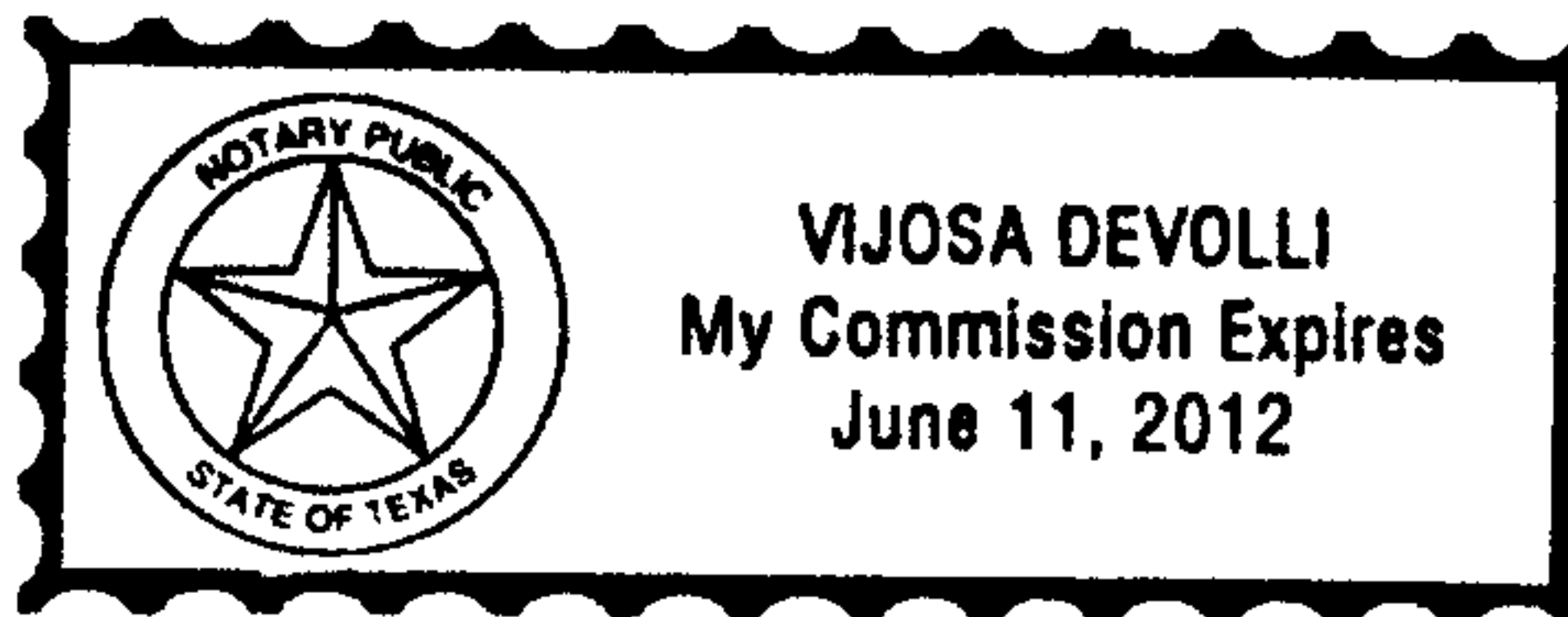
Given under my hand and official seal, this the 13 day of January, 2009.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2008-003703




20090116000015060 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/16/2009 01:28:40PM FILED/CERT