



20090213000051210 1/2 \$16.50  
Shelby Cnty Judge of Probate, AL  
02/13/2009 01:05:10PM FILED/CERT

Shelby County, AL 02/13/2009  
State of Alabama

Deed Tax: \$2.50

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

Send Tax Notice to:  
Teri W. Porter

1839 Chawbury Circle  
Pelham, AL 35124

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred twenty-seven thousand and 00/100 Dollars (\$127,000.00) to the undersigned, U.S. Bank National Association, as Trustee for that certain pooling and servicing agreement, Series #2005-KS2, Pool #4978, a corporation, by 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 Teri W. Porter, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32, according to the Survey of the Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Probate Office of Shelby County, Alabama. Also a parcel of land described as follows: Commence at the Southeast corner of Lot 32 Chandalar South, First Sector; thence run Northeasterly along the Southeasterly lot line a distance of 154 feet to the Northeast corner of said Lot 32 and the point of beginning; thence continue along the extension of the said Southeasterly lot line a distance of 35 feet to a point; thence left and run Westerly a distance 105 feet to a point of the most Easterly lot line of Lot 31, Chandalar South, First Sector; thence turn left and run 9.5 feet to the most northerly corner of Lot 32, Chandalar South, First Sector; Thence turn left and run along the curve of the Northeasterly lot line of said Lot 32 a distance of 98.36 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. Easement/right-of-way to Alabama Power Company as recorded in Book 264 Page 28.
4. Easement reserved in Book 275, Page 850
5. Restrictive covenants and conditions as set forth in Misc. Book 6, Page 656
6. Agreement to Alabama Power Company as granted by easement recorded in Book 277, page 471
7. Permit to Alabama Power Company recorded in Book 278, Page 477
8. Easement as to underground cables as recorded in Book 2, Page 707
9. 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. 20080612000239530, in the Probate Office of Shelby County, Alabama.

\$ 124,699.00 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 30<sup>th</sup> day of January, 2009.

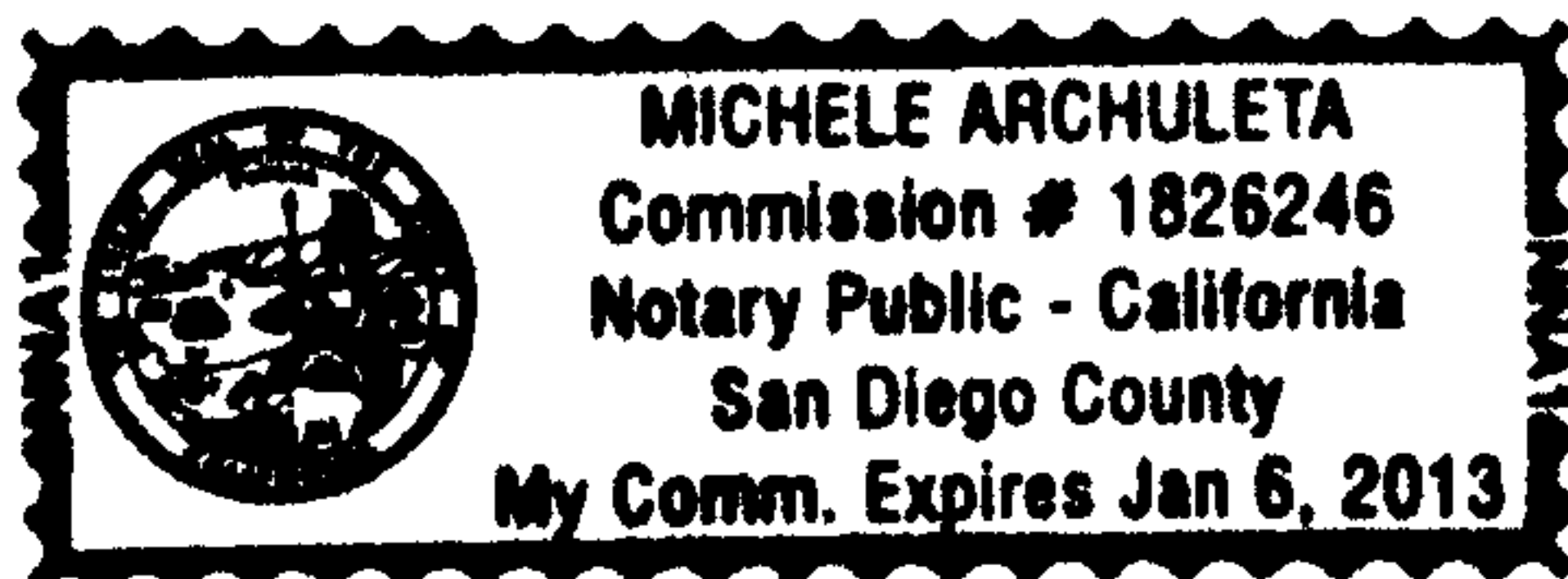
U.S. Bank National Association, as Trustee for that certain  
pooling and servicing agreement, Series #2005-KS2, Pool #4978  
By Residential Funding Corporation

By: [Signature]  
Sharmel Dawson-Tyau, PMJO  
Its [Signature]

STATE OF CA  
COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Sharmel Dawson-Tyau, whose name as PMJO of Residential  
Funding Corporation, as Attorney in Fact for U.S. Bank National Association, as Trustee for that certain  
pooling and servicing agreement, Series #2005-KS2, Pool #4978, 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 30 day of January, 2009.



[Signature]  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2008-002338