

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

Send Tax Notice to:
Seth K. Dunsker
2112 Crossridge Lane
Birmingham, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred eighty thousand and 00/100 Dollars (\$180,000.00) to the undersigned, U.S. Bank National Association as Trustee for MASTR Asset Backed Securities Trust 2005-HE2, a corporation, by JP Morgan Chase Bank, N.A., 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 Seth K. Dunsker, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12 according to the Survey of Riverchase West-Dividing Ridge, First Addition, as recorded in Map Book 7, Page 3, 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Shelby County as recorded in Book 153 Page 190; Deed Book 102, Page 441.
4. Easements over 10' on Southerly property line as shown on the recorded map of said subdivision
5. Restrictions as to underground cables, as recorded in Misc. Book 21, Page 384; Misc. Book 21, Page 393
6. Agreement with Alabama Power Company recorded in Misc. Book 21, Page 385; Misc. Book 21, Page 393
7. Transmission line permit to Alabama Power Company as recorded in Deep Book 189, Page 316; Deed Book 298, Page 168; Deed Book 101, Page 500; Deed Book 101, Page 569; Deed Book 130, Page 230; Deed Book 173, Page 359
8. Declaration of covenants, easements, charges and liens for Riverchase (Residential) in Misc. Book 14, Page 536 and amended restrictions recorded in Misc. Book 17, Page 550
9. 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.
10. 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. 20080825000340360, in the Probate Office of Shelby County, Alabama.

§ 173,992.00 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 15 day of January, 2009.

U.S. Bank National Association as Trustee for MASTR Asset Backed Securities Trust 2005-HE2

By JP Morgan Chase Bank, N.A., as Attorney in Fact

By: [Signature]

Perry Pollard

Its Assistant Vice President

STATE OF Texas

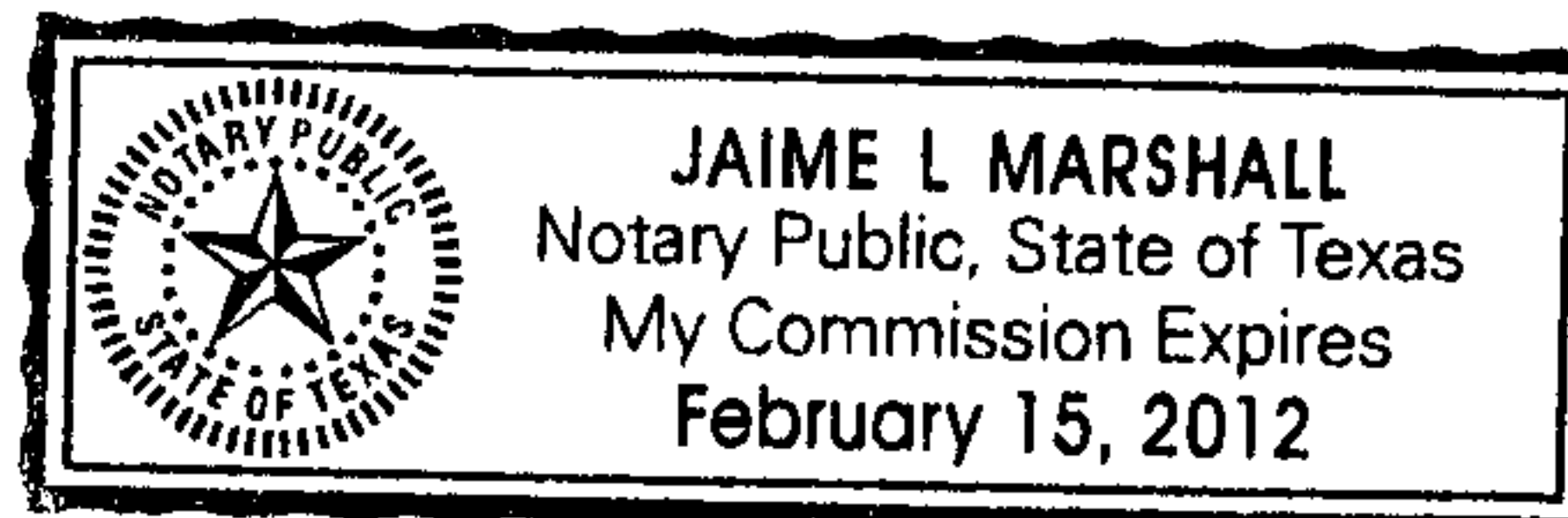
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Perry Pollard, whose name as Assistant Vice President of JP Morgan Chase Bank, N.A., as Attorney in Fact for U.S. Bank National Association as Trustee for MASTR Asset Backed Securities Trust 2005-HE2, 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 15 day of January, 2009.

Jaime L Marshall
NOTARY PUBLIC
My Commission expires: 2-15-2012
AFFIX SEAL

2008-003448



Shelby County, AL 02/18/2009
State of Alabama

Deed Tax: \$6.00