

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

Send Tax Notice to:  
Ashley H. Hendrix  
Jessica R. Hendrix  
1403 Belmont Lane  
Helena, AL 35080

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred forty thousand and 00/100 Dollars (\$140,000.00) to the undersigned, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as trustee for that certain pooling and servicing agreement, Series # 2002-KS6 RASC, a corporation, by Residential Funding Company, LLC f/k/a Residential Funding Corporation, 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 Ashley H. Hendrix, and Jessica R. Hendrix, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32, According to the Resurvey of the Dearing Downs, 5th Sector, as recorded in Map Book 10, page 71, in the Probate Office of Shelby County, Alabama, situated in 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 Real 87 Page 179.
4. Easement/right-of-way to Alabama Power Company as recorded in Book Real 75 Page 703.
5. Restrictive covenant as recorded in Book Real 168 Page 109 and Real Book 80, Page 647.
6. Restrictions as shown on recorded plat.
7. 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. 20081126000451120, in the Probate Office of Shelby County, Alabama.

\$ 137,464.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith. and a second mortgage - \$4,200.00.  
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, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 2<sup>ND</sup> day of February, 2009.

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as trustee for that certain pooling and servicing agreement, Series # 2002-KS6 RASC

By Residential Funding Company, LLC f/k/a Residential Funding Corporation, as Attorney in Fact

By:   
Its Gregg M. Buckley  
Processing Management Jr Officer

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregg M. Buckley, whose name as Processing Management Jr Officer of Residential Funding Company, LLC f/k/a Residential Funding Corporation, as Attorney in Fact for The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as trustee for that certain pooling and servicing agreement, Series # 2002-KS6 RASC, 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 2<sup>ND</sup> day of February, 2009.

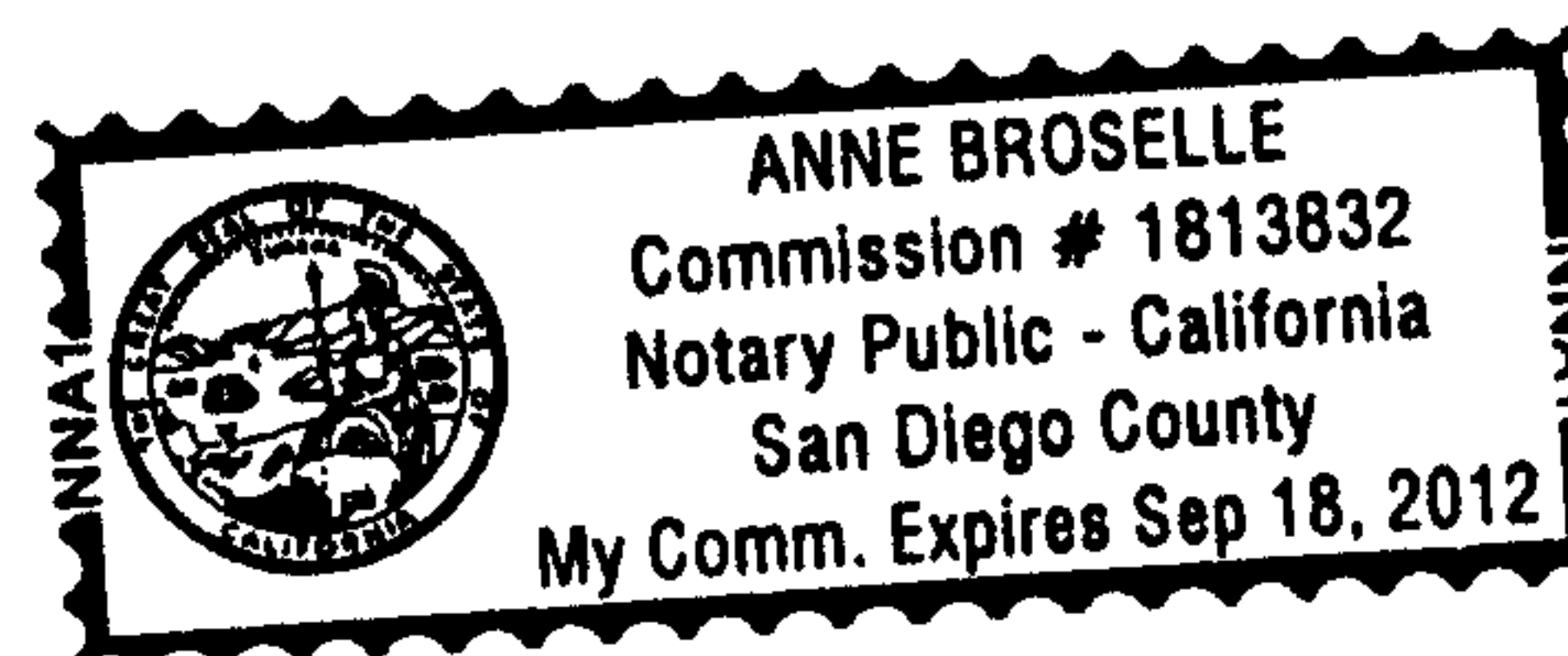


NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2008-004940



Shelby County, AL 02/19/2009  
State of Alabama

Deed Tax: \$2.50