

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

Send Tax Notice to:
Robert Ajam

914 Lake Circle
Hoover, AL 35244

SPECIAL WARRANTY DEED

STATE OF **TEXAS**

COLLIN

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of four hundred fifty-nine thousand six hundred twenty and 00/100 Dollars (\$459,620.00) to the undersigned, CitiBank, N.A. as Trustee for the Holders of Bear Stearns ALT-A Trust 2006-7, Mortgage Pass-Through Certificates, Series 2006-7, a corporation, by Countrywide Home Loans Servicing LP, 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 Robert Ajam, (herein referred to as Grantee), the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 36, according to the Survey of Southlake Cove, as recorded in Map Book 12, Page 98, in the Probate Office of Shelby County, Alabama.

Subject to:

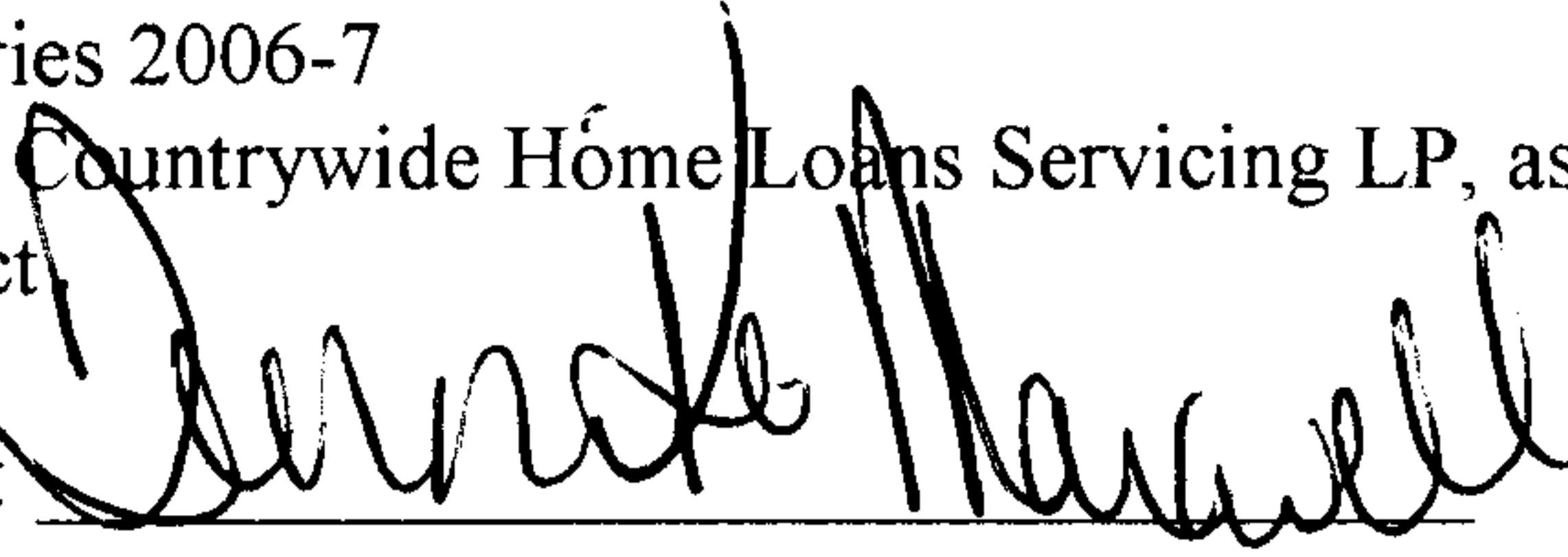
1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 230 Page 795.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 215 Page 405 and Real 215, Page 521.
5. Restrictive covenant as recorded in Book 160 Page 495.
6. Mineral and mining rights as recorded in Book 127 Page 104.
7. Notice of Permitted Land Uses as recorded in Real 160, Page 492
8. 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. 20080520000205700, in the Probate Office of Jefferson County, Alabama.

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
10 day of March, 2009.

CitiBank, N.A. as Trustee for the Holders of Bear Stearns
ALT-A Trust 2006-7, Mortgage Pass-Through Certificates,
Series 2006-7
By Countrywide Home Loans Servicing LP, as Attorney in
Fact

By: 
Its Tennika Maxwell, Asst. Secretary

STATE OF TEXAS

COUNTY OF COLLIN

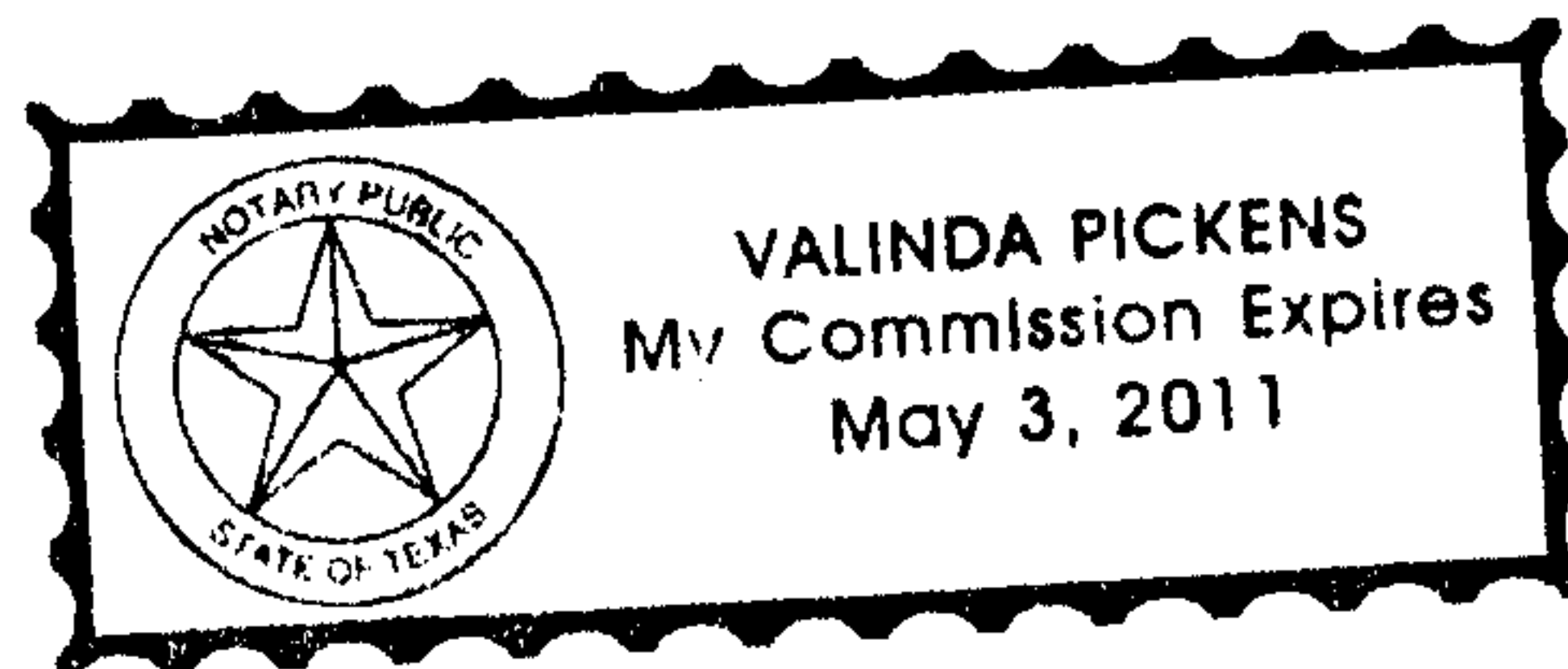
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Tennika Maxwell, whose name as Asst. Secretary of
Countrywide Home Loans Servicing LP, as Attorney in Fact for CitiBank, N.A. as Trustee for
the Holders of Bear Stearns ALT-A Trust 2006-7, Mortgage Pass-Through Certificates, Series
2006-7, 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 10 day of March, 2009.


NOTARY PUBLIC

My Commission expires:
AFFIX SEAL

2008-002510



Shelby County, AL 03/23/2009
State of Alabama

Deed Tax: \$460.00