

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

Send Tax Notice to:
Victor Allen Maldonado
2632 Alta Vista Circle
Birmingham, AL 35243

20090416000139200 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
04/16/2009 08:59:41AM FILED/CERT

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20090414000458280 1/2
Bk: LR200904 Pg:15667
Jefferson County, Alabama
I certify this instrument filed on:
04/14/2009 12:11:34 PM D
Judge of Probate- Alan L. King

That in consideration of one hundred eighty-eight thousand five hundred and 00/100 Dollars (\$188,500.00) to the undersigned, US Bank National Association, as Trustee for the Structured Asset Securities Corporation Mortgage Pass-Through Certificates 2006-EQ1, a corporation, by Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., 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 Victor Allen Maldonado, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15 and 16, survey of Altadena Valley County Club sector as recorded in the Office of the Judge of Probate of Jefferson County, Alabama in Map Book 66, Page 39 and in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 4, Page 71.

VICTOR ALLEN MALDONADO AND VICTOR A. MALDONADO ARE ONE AND THE SAME PERSON.

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. Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any.
4. Mineral and mining rights, if any.
5. Release of damages as recorded in Volume 255, Page 572 in Jefferson Co. and Volume 4, Page 542 in Shelby County.
6. Easement granted to Alabama Power Company as recorded in Volume 6693, Page 287, Public Records of Jefferson County, Alabama and Deed Book 218, Page 58 and Page 381, Public Records of Shelby County, Alabama.
7. Subject to Covenants, conditions and restrictions (deleting there from, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Volume 6914, Page 571 in the Probate Office of Jefferson and Volume 231, Page 914 in the Probate Office of Shelby County, Alabama.
8. 35' building line to the front of both lots as shown on recorded Map Book 66, Page 39 in Jefferson County and Map Book 4, Page 71 in Shelby County.
9. 10' easement to the rear of both lots as shown on recorded Map Book 66, Page 39 in Jefferson County and Map Book 4, Page 71 in Shelby County.
10. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 255, Page 572 in Jefferson County and Volume 4, Page 542 in Shelby County.
11. 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 Book 200902 Page 17564, in the Probate Office of Shelby County, Alabama.

\$ 150,800.00 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 9 day of March, 2009.

US Bank National Association, as Trustee for the Structured Asset Securities
Corporation Mortgage Pass-Through Certificates 2006-EQ1
By Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home
Mortgage, Inc., as Attorney in Fact

By: [Signature] Vice President
Loan Documentation
Its _____

STATE OF SC
COUNTY OF Richland

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff Greissinger
whose name as Vice President of Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home
Mortgage, Inc., as Attorney in Fact for US Bank National Association, as Trustee for the Structured Asset Securities Corporation
Mortgage Pass-Through Certificates 2006-EQ1, 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 9 day of March, 2009.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-000436

