

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

Send Tax Notice to:  
Howard D. Broadhead  
Laura E. Kingsley  
770 Highway 253  
Monkwell, AL 35115

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of sixty-seven thousand and 00/100 Dollars (\$67,000.00) to the undersigned, U.S. Bank National Association, as trustee for First Franklin Mortgage Loan Trust 2006-FF10, Mortgage Pass-Through Certificates, Series 2006-FF10, a corporation, by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., 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 Howard D. Broadhead, and Laura E. Kingsley, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A lot parcel of land situated in NE 1/4 of SE 1/4 of Section 34, Township 21 South Range 4 West and being more particularly described as follows: Commence at the Southwest corner of the above said quarter-quarter, thence run easterly and along the south line for 290.00 feet to the point of beginning; thence continue along the described course for 210.0 feet; thence turn an angle to the left of 90 degrees 00 minutes and run West for 210.00 feet; thence turn an angle to the left of 90 degrees 00 minutes and run South for 210.00 feet to the point of beginning. Also a right of way or road for ingrees and egress, being 20.00 feet width, with its centerline being described as follows: Commence at the Southwest corner of the NE 1/4 of SE 1/4 of Section 34, Township 21, South, Range 4 West; thence run easterly and along the south line for distance of 500.00 feet; thence turn an angle to the left of 90 degrees 00 minutes and run North for 10.00 feet to the centerline of said road and point of beginning; thence turn an angle to the right of 90 degrees 00 minutes and run East for 240.00 feet, more or less, to a Shelby County gravel road.

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. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. 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. 20081017000408400, in the Probate Office of Shelby County, Alabama.

\$63,1050<sup>00</sup> 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 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 7 day of April, 2009.



U.S. Bank National Association, as trustee for First Franklin Mortgage Loan Trust 2006-FF10, Mortgage Pass-Through Certificates, Series 2006-FF10  
By Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact

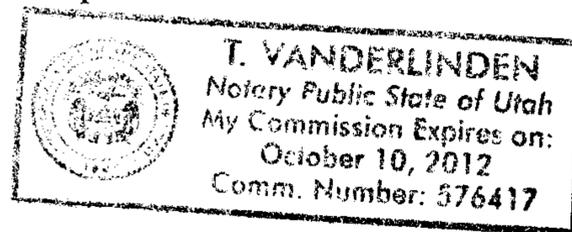
By: [Signature]  
Its DEBRA REILLY, DOC. CONTROL OFFICER

STATE OF Utah  
COUNTY OF Salt Lake

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DEBRA REILLY, DOC. CONTROL OFFICER** whose name as \_\_\_\_\_ of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact for U.S. Bank National Association, as trustee for First Franklin Mortgage Loan Trust 2006-FF10, Mortgage Pass-Through Certificates, Series 2006-FF10, 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 7 day of April, 2009.

[Signature]  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL



2008-005386