



20090421000145730 1/6 \$31.00
Shelby Cnty Judge of Probate, AL
04/21/2009 12:08:47PM FILED/CERT

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

Send Tax Notice to:
Emily Sneed

122 COUNTY ROAD 734
CANTON, AL 35046

SPECIAL WARRANTY DEED

STATE OF ~~ALABAMA~~

~~Shelby~~ ^{Pennsylvania} KNOW ALL MEN BY THESE PRESENTS,
~~SHELBY COUNTY~~ ^{Allegheny}

That in consideration of forty-three thousand nine hundred and 00/100 Dollars (\$43,900.00) to the undersigned, Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF7, Mortgage Pass-Through Certificates, Series 2006-FF7, a corporation, by Home Loan Services, 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 Emily Sneed, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, Block 2, according to the Survey of Brantleyville, as recorded in Map Book 3, Page 125, 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 302 Page 487.
4. 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.
5. Restrictions as shown on recorded plat.
6. 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. 20080820000335020, in the Probate Office of Shelby County, Alabama.

\$ 39,336.00 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
10 day of March, 2009.

Deutsche Bank National Trust Company, as Trustee for
First Franklin Mortgage Loan Trust 2006-FF7, Mortgage
Pass-Through Certificates, Series 2006-FF7
By Home Loan Services, Inc., as Attorney in Fact

By: 
Its Bryan G Kusich, VP

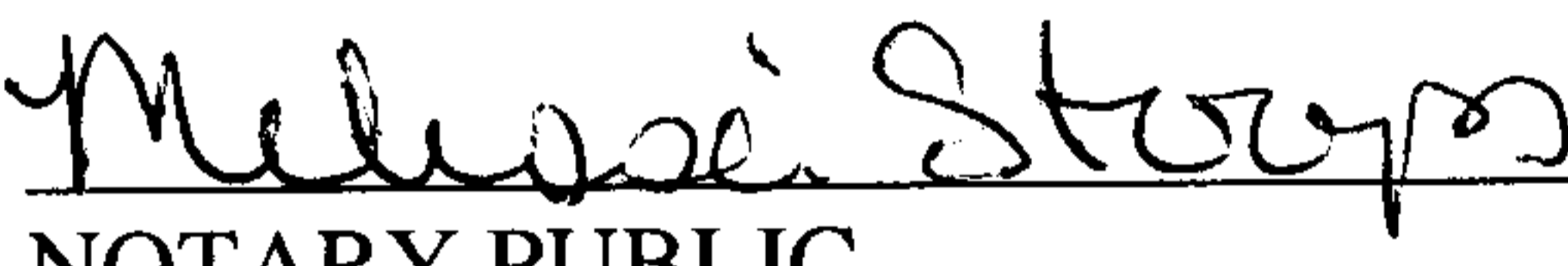
STATE OF Pennsylvania
Allegheny
COUNTY OF _____

Shelby County, AL 04/21/2009
State of Alabama

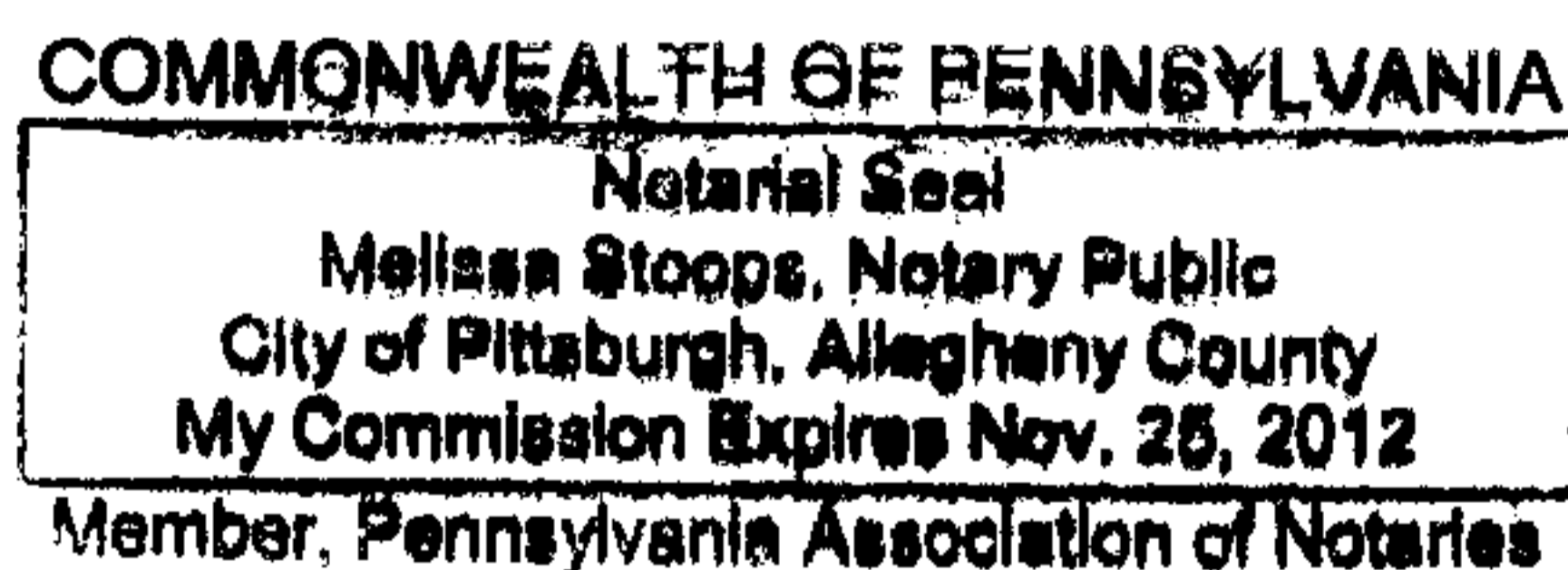
Deed Tax: \$5.00


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Bryan G Kusich, VP, whose name as _____ of Home
Loan Services, Inc., as Attorney in Fact for Deutsche Bank National Trust Company, as Trustee
for First Franklin Mortgage Loan Trust 2006-FF7, Mortgage Pass-Through Certificates, Series
2006-FF7, 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: 11-25-2012
AFFIX SEAL

2008-004048




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FORM OF LIMITED POWER OF ATTORNEY

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO
HOME LOAN SERVICES, INC.
150 Allegheny Center
Pittsburgh, PA 15212
Attn: Mary Fran Felion

KNOW ALL MEN BY THESE PRESENTS, that Deutsche Bank National Trust Company, a national banking organization organized and existing under the laws of the United States, and having its principal place of business at 1761 East St. Andrew Place, Santa Ana, California 92705-4934, as Trustee (the "Trustee") for First Franklin Mortgage Loan Trust 2006-FF7, pursuant to that Pooling and Servicing Agreement dated May 1, 2006 (the "Pooling and Servicing Agreement") among HIS Asset Securitization Corp. (the "Depositor"), the Trustee, Wells Fargo Bank, N.A., as Master Servicer and Securities Administrator, First Franklin Financial Corporation, as Mortgage Loan seller, and Home Loan Services, Inc., f/k/a National City Home Loan Services, Inc. (the "Servicer"), dated as of May 1, 2006, hereby constitutes and appoints the Servicer, by and through the Servicer's officers, the Trustee's true and lawful Attorney-in-Fact, in the Trustee's name, place and stead, and for the Trustee's respective benefit, in connection with all Mortgage Loans serviced by the Servicer pursuant to the Pooling and Servicing Agreement, solely for the purpose of performing such acts and executing such documents in the name of the Trustee as may be necessary and appropriate to effectuate the following enumerated transactions in respect of any of the mortgages, deeds of trust or security instrument (each a "Mortgage" or a "Deed of Trust" respectively) and promissory notes secured thereby (each a "Mortgage Note") for which the undersigned is acting as Trustee pursuant to the Pooling and Servicing Agreement (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Mortgage or Deed of Trust) all subject to the terms of the related Pooling and Servicing Agreement.

This appointment shall apply to the following enumerated transactions only:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recording is solely for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued, provided that (i) said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured and (ii) otherwise conforms to the provisions of the Pooling and Servicing Agreement.
2. The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company or a governmental agency or authority with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfaction/release, partial reconveyances or the execution of requests to trustees to accomplish same.



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Shelby AL

3. The conveyance of the properties to the mortgage insurer, or the closing of the title of the property to be acquired as real estate owned (REO), or conveyance of title of real estate owned.
4. The completion of loan assumption agreements.
5. The full satisfaction/release of a Mortgage or Deed of Trust or full reconveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.
6. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.
7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.
8. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:
 - a) the substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;
 - b) the preparation and issuance of statements of breach or non-performance;
 - c) the preparation and filing of notices of default and/or notices of sale;
 - d) the cancellation/rescission of notices of default and/or notices of sale;
 - e) the taking of a deed in lieu of foreclosure; and
 - f) the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8(a) through 8(e) above.
9. The full assignment of a Mortgage or Deed of Trust upon sale of a loan pursuant to a mortgage loan sale agreement for the sale of a loan or pool of loans, including, without limitation, the assignment of the related Mortgage Note.

The undersigned gives said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney, each subject to the terms and conditions set forth in the related Pooling and Servicing Agreement and in accordance with the standard of care applicable to servicers in the Pooling and Servicing Agreement as fully as the undersigned might or could do, and hereby does ratify and confirm to all that said Attorney-in-Fact shall lawfully do or cause to be done by authority hereof. This Limited Power of Attorney shall be effective as of April 22, 2008.

Nothing contained herein shall (i) limit in any manner any indemnification provided by the Servicer to the Owner under the Pooling and Servicing Agreement, or (ii) be construed to grant the Servicer the power to initiate or defend any suit, litigation or proceeding in the name of the Trustee except as specifically provided for herein or under the Pooling and Servicing Agreement.

If the Servicer receives any notice of suite, litigation or proceeding in the name of Deutsche Bank National Trust Company, the Servicer shall promptly forward a copy of the same to the Trustee.

Home Loan Services, Inc. hereby agrees to indemnify and hold the Trustee and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of or in connection with the exercise by the Servicer of the powers granted to it hereunder. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the Pooling and Servicing Agreement or the earlier resignation or removal of the Trustee under the Pooling and Servicing Agreement

Any third party without actual notice of fact to the contrary may rely upon the exercise of the power granted under this Limited Power of Attorney; and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the Trustee, and such third party put on notice thereof. This Limited Power of Attorney shall be in addition to and shall not revoke or in any way limit the authority granted by any previous power of attorney executed by the Trustee.

This Limited Power of Attorney shall be governed by the laws of the state of New York without regard to its conflict of law principles.

IN WITNESS WHEREOF, Deutsche Bank National Trust Company, pursuant to the Pooling and Servicing Agreement, has caused its corporate seal to be hereto affixed and these presents to be signed and acknowledged in its name and behalf by Ronaldo Reyes, its duly elected and authorized Vice President this 22nd day of April, 2008.

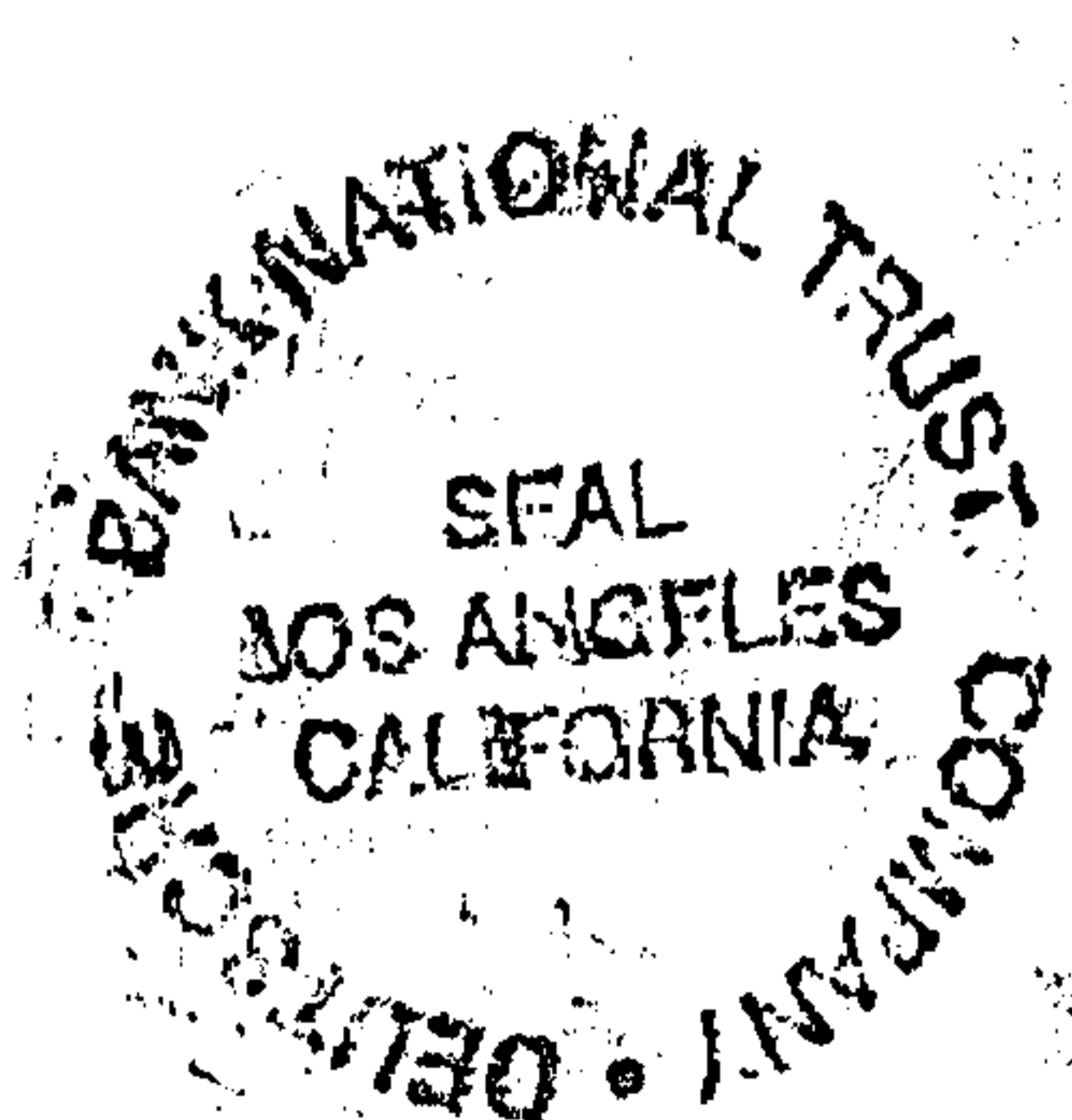
Dulce Diaz
Witness – Dulce Diaz

Vishal Karimgada
Witness – Vishal Karimgada

By: Ronaldo Reyes
Name: Ronaldo Reyes
Title: Vice President



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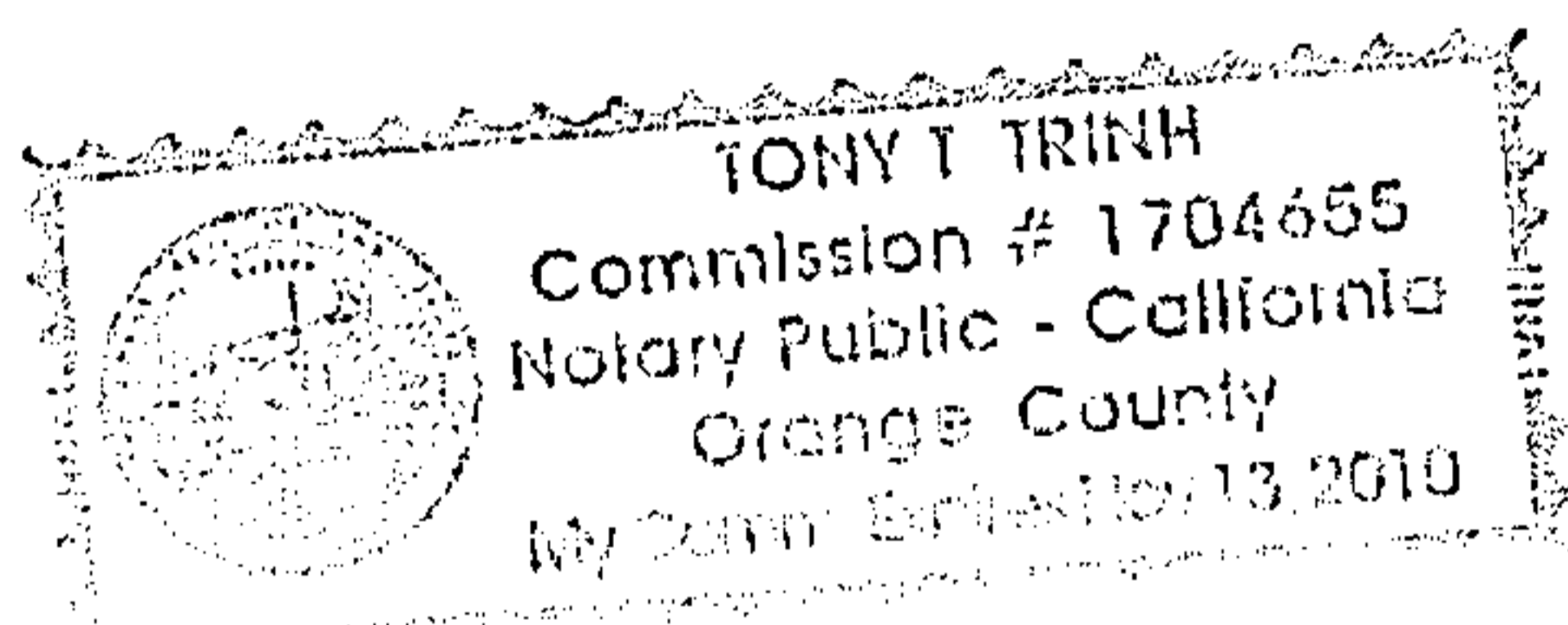


STATE OF CALIFORNIA
COUNTY OF ORANGE

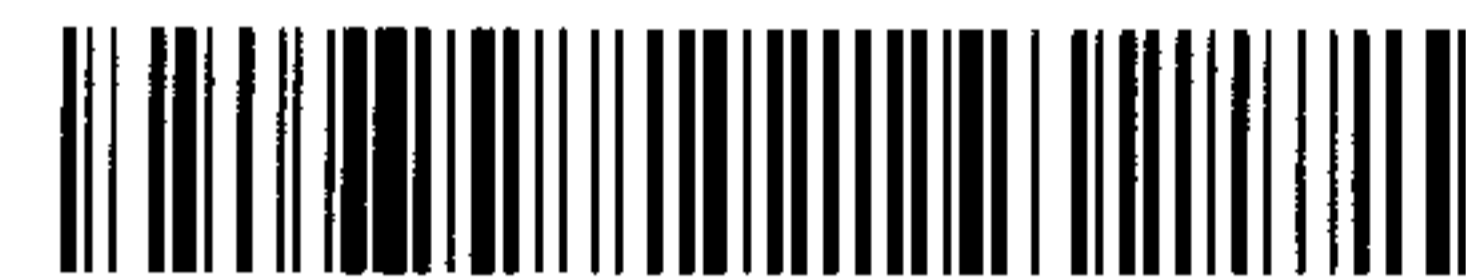
On April 22, 2008, before me, Tony Trinh, a Notary Public in and for said state, personally appeared Ronaldo Reyes, Vice President of Deutsche Bank National Trust Company as Trustee for FFMLT 2006-FF7, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed that same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted and executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
(SEAL)



[Signature]
Notary Public



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Acknowledged and Agreed
HOME LOAN SERVICES, INC.

By: *Melissa Stoops*
Name: 'Melissa Stoops'
Title: Closing Specialist

Certified TRUE COPY of the original per Sec. 17
The Notary Public Law.

Melissa Stoops

Notary Public

Dated: 3/10/2009

