

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

Send Tax Notice to:
Jeffrey A. Nelson

2322 Kala Street
Helen, AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred fifteen thousand and 00/100 Dollars (\$115,000.00) to the undersigned, U.S. Bank National Association, as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC4, a corporation, by Wilshire Credit Corporation, 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 Jeffrey A. Nelson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the survey of Kingridge Subdivision as recorded in Map Book 6, Page 87, 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. Restrictive covenants and conditions as set forth in Misc. Book 16, Page 538.
4. Pipe Line Easement to Plantation Pipe Line Company as recorded in Deed Book 112, Page 346.
5. Transmission line permit to Alabama Power Company as recorded in Deed Book 130, Page 171.
6. Public road right of way to Shelby County as designated in instrument recorded in Deed Book 154, Page 522.
7. Transmission line permit to Alabama Power Company and South Central Bell Telephone and Telegraph Company as recorded in Deed Book 302, Page 210.
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. 20090203000033030, in the Probate Office of Shelby County, Alabama.

\$ 112,917.00 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 31st day of March, 2009.

U.S. Bank National Association, as Trustee for the Specialty
Underwriting and Residential Finance Trust Mortgage Loan
Asset-Backed Certificates Series 2006-BC4
By Wilshire Credit Corporation, as Attorney in Fact

By: Alicia M. Laster
Its Alicia M. Laster REO Team Lead

STATE OF Oregon

COUNTY OF Washington

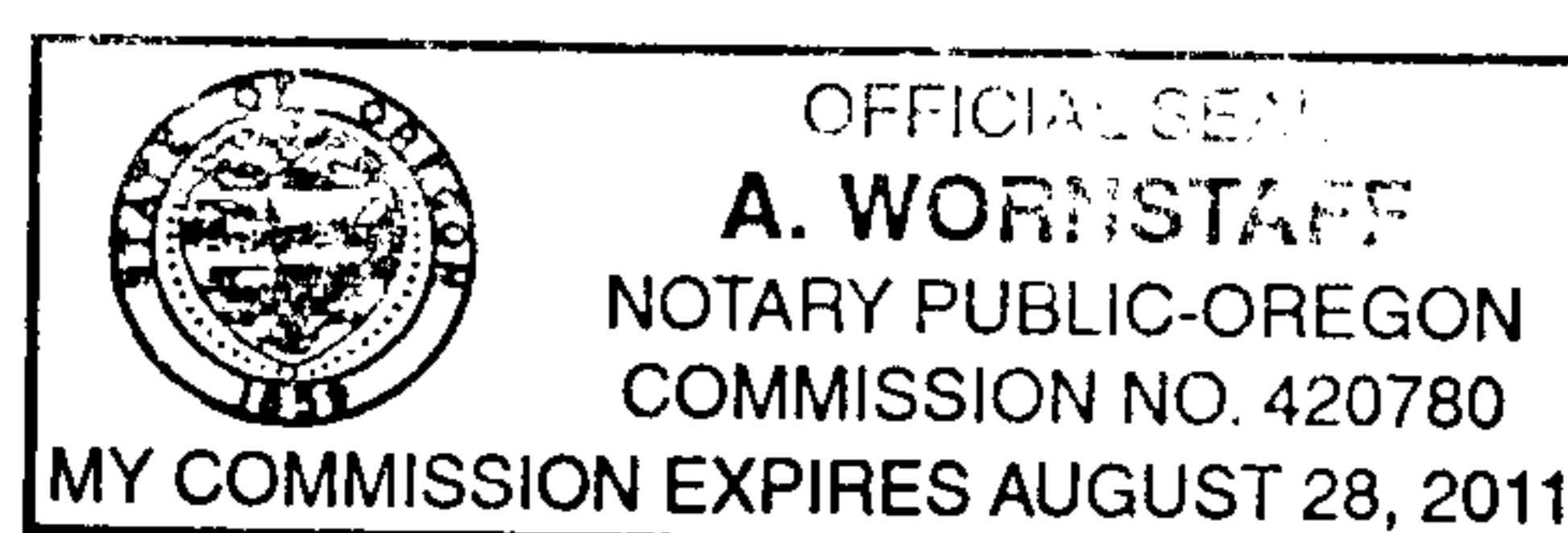
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Alicia M. Laster, whose name as REO Team Lead of Wilshire Credit Corporation, as Attorney in Fact for U.S. Bank National Association, as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC4, 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 31st day of March, 2009.

A. Wornstaff
NOTARY PUBLIC

My Commission expires: 08/28/2011
AFFIX SEAL

2009-000443



Shelby County, AL 04/22/2009
State of Alabama

Deed Tax: \$2.50