

R09-17226

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

Send Tax Notice to:
Richard Riley
Kristy Riley
915 Sycamore Drive
Hoover, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of two hundred ninety-five thousand and 00/100 Dollars (\$295,000.00) to the undersigned, U.S. Bank, N.A., as trustee for that certain pooling and servicing agreement, Series # 2006-KS9, Pool # 40429, a corporation, by Residential Funding Company, LLC f/k/a Residential Funding Corporation, 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 Richard Riley, and Kristy Riley, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2904, according to the Survey of Riverchase Country Club, 29th Addition as recorded in Map Book 18, Page 123 in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County

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. Restrictions appearing of record in Misc. 14, Page 536; Misc. 17, Page 550; Misc. 34, Page 549 and Inst. No. 1998-10416.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities realting thereto, including release of damages, are not insured herein.
5. 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. 20080820000335100, in the Probate Office of Shelby County, Alabama.

\$ 133,500.00 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 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.



20090430000158710 1/2 \$175.50
Shelby Cnty Judge of Probate, AL
04/30/2009 08:54:03 AM FILED/CERT

Shelby County, AL 04/30/2009

State of Alabama
Deed Tax : \$161.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27th day of March, 2009.

U.S. Bank, N.A., as trustee for that certain pooling and servicing agreement, Series # 2006-KS9, Pool # 40429
By Residential Funding Company, LLC f/k/a Residential Funding Corporation, as Attorney in Fact

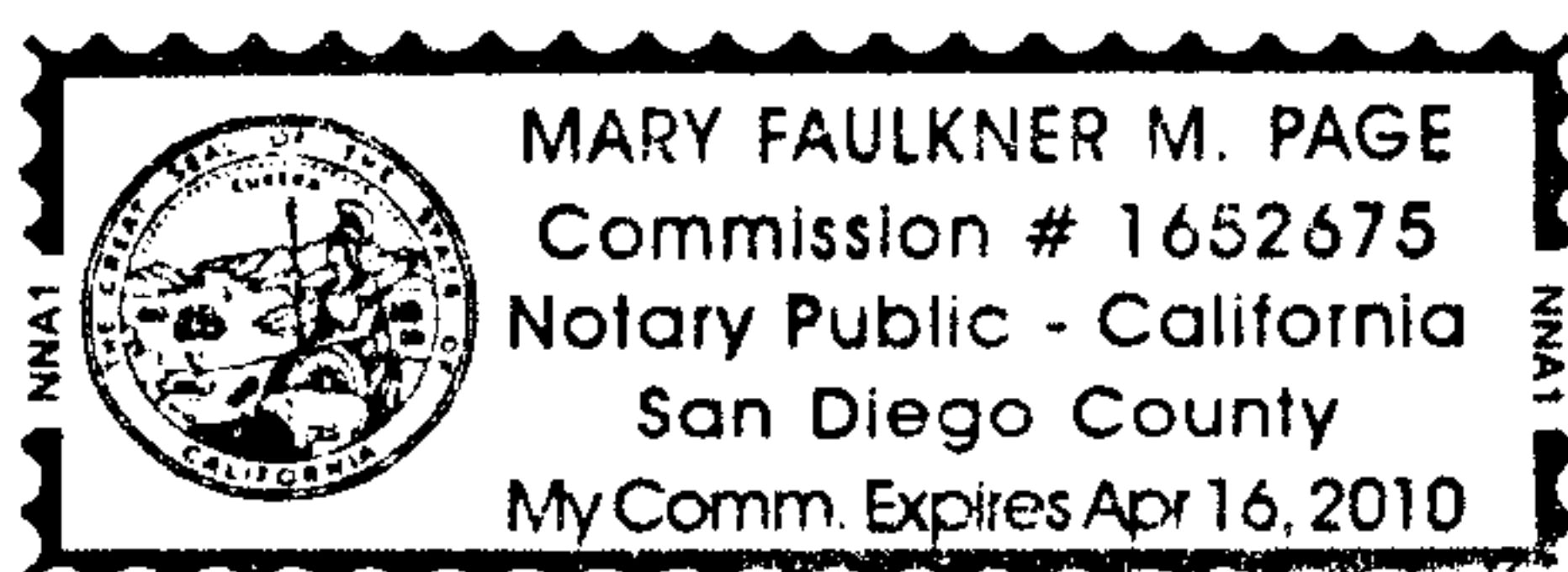
By: [Signature]
Processing Management Jr Officer
Its _____

DAVID HOWLEY

STATE OF California
COUNTY OF San Diego


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID HOWLEY, whose name as Processing Management Jr Officer of Residential Funding Company, LLC f/k/a Residential Funding Corporation, as Attorney in Fact for U.S. Bank, N.A., as trustee for that certain pooling and servicing agreement, Series # 2006-KS9, Pool # 40429, 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 27th day of March, 2009.



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-003347


20090430000158710 2/2 \$175.50
Shelby Cnty Judge of Probate, AL
04/30/2009 08:54:03 AM FILED/CERT