



20090504000163640 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/04/2009 10:42:37 AM 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:
Leonard Stephen Walker

3063 Madison Lane
Chelsea, AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred fifty-five thousand and 00/100 Dollars (\$155,000.00) to the undersigned, US Bank National Association, as Trustee for Structured Asset Securities Corporation Trust 2006-WF2, 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 Leonard Stephen Walker, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2-41, according to the Plat of Chelsea Park 2nd Sector as recorded in Map Book 34, Page 22 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. Easements, building lines and restrictions as shown on recorded map
4. Restrictions appearing of record in Instrument No. 2004-56695, Instrument No. 2004-56696, Instrument No. 2004-56792, and Instrument No. 2005-5619
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. 20081114000440330, in the Probate Office of Shelby County, Alabama. Said right to expire November 4, 2009.

\$ 160,100.00 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 _____ day of March, 2009.

US Bank National Association, as Trustee for Structured
Asset Securities Corporation Trust 2006-WF2
By Wells Fargo Bank, N.A. successor by merger to Wells
Fargo Home Mortgage, Inc., as Attorney in Fact

By: _____

Its _____

NICOLE ROBINSON
Vice President Loan Documentation

STATE OF Alabama

COUNTY OF Path

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nicole Robinson, whose name as VP 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 Structured Asset Securities Corporation Trust 2006-WF2, 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 30 day of March, 2009.

Tamara Stone
NOTARY PUBLIC

My Commission expires:
AFFIX SEAL

2008-004613

