

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

Send Tax Notice to:  
Donna Daniel McNabb

3005 Hidden Forest Cove  
Montevallo, AL 35115

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred seventy-six thousand five hundred and 00/100 Dollars (\$176,500.00) to the undersigned, U.S. Bank National Association, as Successor Trustee to Bank of America, National Association, as successor by merger to LaSalle Bank, N.A., as Trustee for the MLMI Trust Series 2006-RM5, 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 Donna Daniel McNabb, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 91, according to the Plat of Hidden Forest, as recorded in Map Book 35, Page 117, in the Office of the Judge of Probate 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. 2005-39399 and Instrument No. 2005-57072
5. 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.
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. 20080530000219610, in the Probate Office of Shelby County, Alabama.

\$ 180,030.60 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 14<sup>th</sup> day of April, 2009.

U.S. Bank National Association, as Successor Trustee to  
Bank of America, National Association, as successor by  
merger to LaSalle Bank, N.A., as Trustee for the MLMI  
Trust Series 2006-RM5

By Wilshire Credit Corporation, as Attorney in Fact

By: [Signature]

Its Barbara Smith 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 Barbara Smith, whose name as REO Team Lead of Wilshire Credit Corporation, as Attorney in Fact for LaSalle Bank, N.A., as Trustee for MLMI Trust Series 2006-RM5, 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 14<sup>th</sup> day of April, 2009.

[Signature]

NOTARY PUBLIC

My Commission expires: 08/28/2011

AFFIX SEAL

2008-002441

