

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

Send Tax Notice to:
Gerald W. Terry
Lynn L. Terry

2411 Chanda Wood Dr.
Pelham AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of ninety-four thousand five hundred and 00/100 Dollars (\$94,500.00) to the undersigned, HSBC Bank USA, National Association as trustee for Wells Fargo Asset Securities Corporation Home Equity Asset-Backed Certificates Series 2006-1, 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Gerald W. Terry, and Lynn L. Terry, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:


Lot 6, according to the Survey of Sommersby Townhomes, as recorded in Map Book 20, Page 112, in the Probate Office of Shelby County, Alabama; being situated in 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 Grantees herein assume and agree to pay.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument #1996-0484.
4. Easement granted Alabama Power Company recorded in Deed Book 194, Page 67; Deed Book 198, Page 509; Deed Book 179, Page 384; Deed Book 161, Page 143; Deed Book 119, Page 111 and Deed Book 103, Page 146.
5. Reservation of mining and mineral rights in the instrument recorded in Instrument #1994-26798, together with the appurtenant rights to use the surface. The Company makes no representation as the present ownership of this interest.
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. 20081016000407660, in the Probate Office of Shelby County, Alabama.

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, their heirs and assigns, forever.


20090529000202610 1/2 \$108.50
Shelby Cnty Judge of Probate, AL
05/29/2009 08:32:28 AM FILED/CERT

Shelby County, AL 05/29/2009

State of Alabama

Deed Tax : \$94.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 19th day of May, 2009.

HSBC Bank USA, National Association as trustee for Wells
Fargo Asset Securities Corporation Home Equity Asset-Backed
Certificates Series 2006-1
By Wells Fargo Bank, N.A. successor by merger to Wells Fargo
Home Mortgage, Inc., as Attorney in Fact

By: NICOLE ROBINSON
Its Vice President Loan Documentation

STATE OF Texas

COUNTY OF POLK

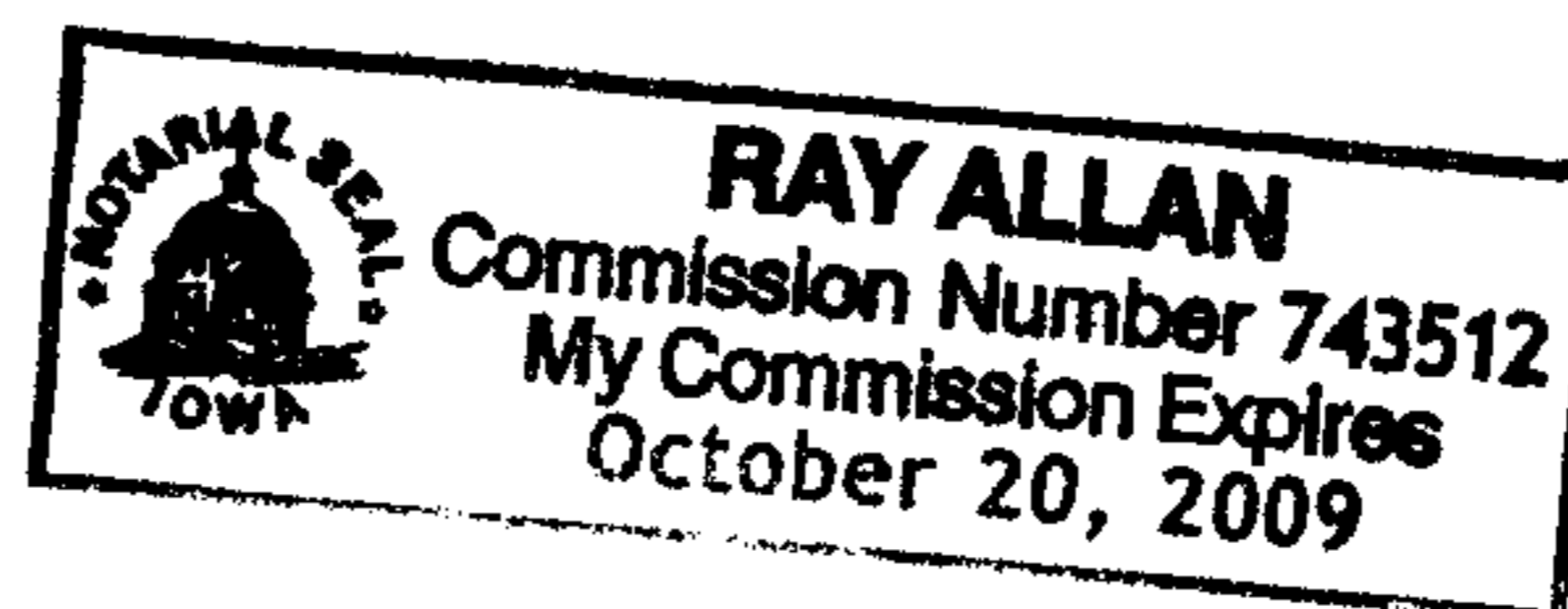
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nicole Robinson, whose name as V.P. of Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact for HSBC Bank USA, National Association as trustee for Wells Fargo Asset Securities Corporation Home Equity Asset-Backed Certificates Series 2006-1, 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 19th day of May, 2009.

~~NICOLE ROBINSON~~
~~Vice President Loan Documentation~~

Ray Allan
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-004106



20090529000202610 2/2 \$108.50
Shelby Cnty Judge of Probate, AL
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