

  
20090630000250840 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
06/30/2009 09:20:56 AM FILED/CERT

Shelby County, AL 06/30/2009

State of Alabama

Deed Tax : \$2.00

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

Send Tax Notice to:  
Brandon Huff  
Meagan Huff  
1986 Riva Ridge Road  
Helena, AL 35080

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of ninety-five thousand five hundred ninety-nine and 00/100 Dollars (\$95,599.00) to the undersigned, LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset Backed Certificates, Series 2006-FF18, a corporation, (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 Brandon Huff, and Meagan Huff, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22, according to the survey of Dearing Downs, Ninth Addition, Phase III as recorded in Map Book 15, Page 41, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to American Telephone and Telegraph Company as recorded in Book 173 Page 936 and Book 184, Page 28.
4. Easement/right-of-way to J. Harris Development Corporation as recorded in Book 299 Page 358.
5. Restrictions appearing of record in Real Volume 349, Page 567 and as shown on recorded map
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. 20090202000032470, in the Probate Office of Shelby County, Alabama.

\$ 93,867.00 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, their heirs and assigns, forever.

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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 22 day of May, 2009.

LaSalle Bank National Association, as Trustee for First  
Franklin Mortgage Loan Trust , Mortgage Loan Asset  
Backed Certificates, Series 2006-FF18

By: Eileen Papariella

Its Asst. Vice President

STATE OF PA  
Allegheny

COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eileen Papariella, whose name as Asst. Vice President of LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust , Mortgage Loan Asset Backed Certificates, Series 2006-FF18, 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.

Given under my hand and official seal, this the 22 day of May, 2009.

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Amanda Sero, Notary Public  
City of Pittsburgh, Allegheny County  
My Commission Expires Jan. 27, 2013  
Member, Pennsylvania Association of Notaries

[Signature]  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2009-000326