

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

Send Tax Notice to:  
Travis Scott Rice  
Stephanie Ann Rice  
210 Ironwood Cir.  
Alabaster, AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred six thousand five hundred and 00/100 Dollars (\$106,500.00) to the undersigned, Wells Fargo Bank, N.A. as Trustee for First Franklin Mortgage Loan Trust 2006-FF15, Mortgage Pass-Through Certificates, Series 2006-FF15, a corporation, by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., 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 Travis Scott Rice, and Stephanie Ann Rice, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 51, According to the Map of Ironwood as Recorded in the Map Book 32, Page 88 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. Restrictive covenants as set forth in Inst. No. 20031229000824810 and Inst. No. 200410130005666670.
4. Release of damages, set back lines and easements as shown on recorded map.
5. Easement to Alabama Power Company recorded in Inst. No. 20040102000000250.
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. 20080609000233840, in the Probate Office of Shelby County, Alabama.

\$ 99,483.00 & \$5,000.00 of the above consideration was paid from the proceeds of <sup>2</sup> ~~a~~ mortgage loans 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20 day of July, 2009.



Wells Fargo Bank, N.A. as Trustee for First Franklin Mortgage Loan Trust 2006-FF15, Mortgage Pass-Through Certificates, Series 2006-FF15  
By Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact

By:

Its

DEBRA REILLY, DOC. CONTROL OFFICER

Select Portfolio Servicing, Inc. as Attorney in Fact

STATE OF Utah

COUNTY OF Salt Lake

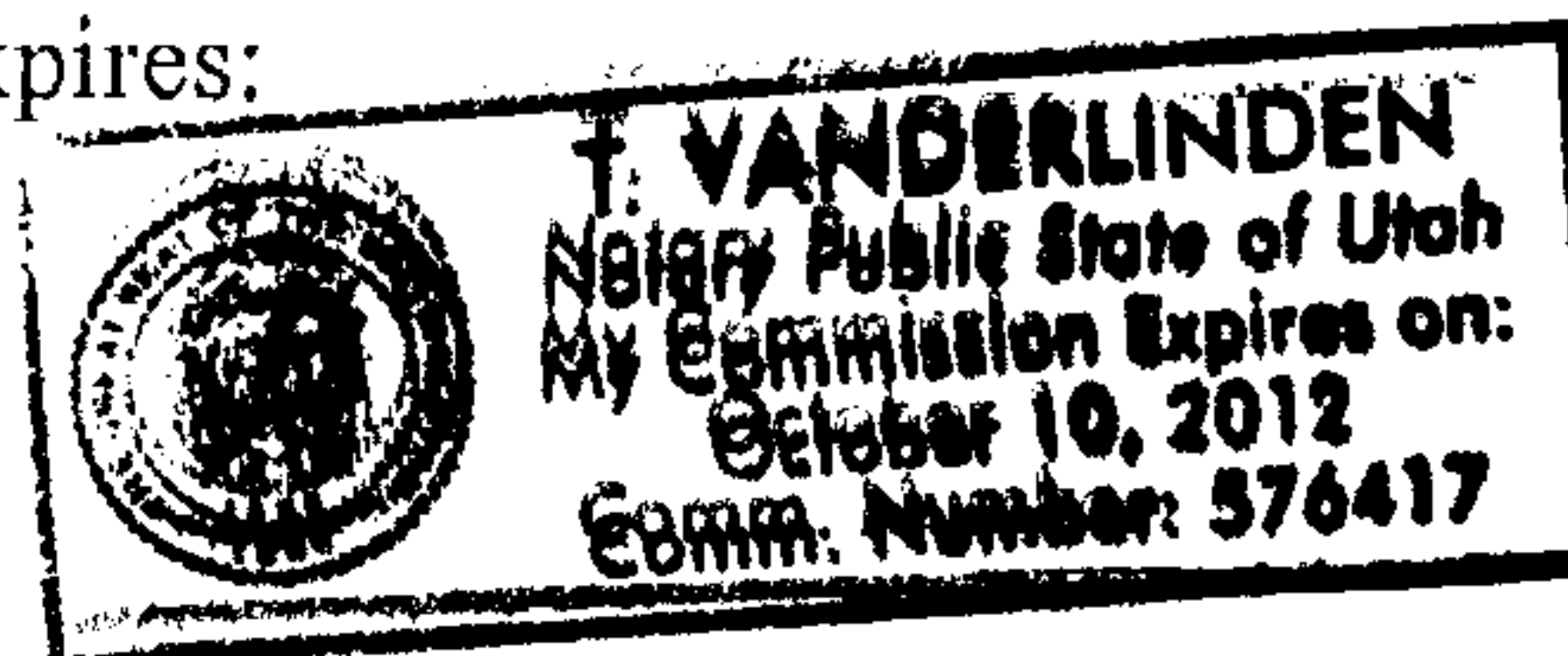
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DEBRA REILLY, DOC. CONTROL OFFICER**, whose name as \_\_\_\_\_ of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact for Wells Fargo Bank, N.A. as Trustee for First Franklin Mortgage Loan Trust 2006-FF15, Mortgage Pass-Through Certificates, Series 2006-FF15, 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 20 day of July, 2009.

T. Vanderlinden  
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL



2009-000751