

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

Send Tax Notice to:
Jason C. Houser

1004 Seminole Place
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-nine thousand nine hundred and 00/100 Dollars (\$149,900.00) to the undersigned, U.S. Bank National Association as Trustee, for RASC 2006-KS2, a corporation, by Residential Funding Company, LLC, 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 Jason C. Houser, and , (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 55 according to the Survey of The Reserve at Timberline as recorded in Map Book 34, Page 117 A, B, C and D 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 South Central Bell Telephone Company as recorded in Book 168 Page 563; Book 257, Page 174 and Book 311, Page 435.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 323 Page 131; Book 219, Page 75 and Instrument no. 2002-6355.
5. Restrictions appearing of record in instrument No. 2005-14193
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. 20090624000242600, in the Probate Office of Shelby County, Alabama.

\$ 147,184.00 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 28th day of August, 2009.

U.S. Bank National Association as Trustee, for RASC
2006-KS2
By Residential Funding Company, LLC, as Attorney in
Fact

By: 

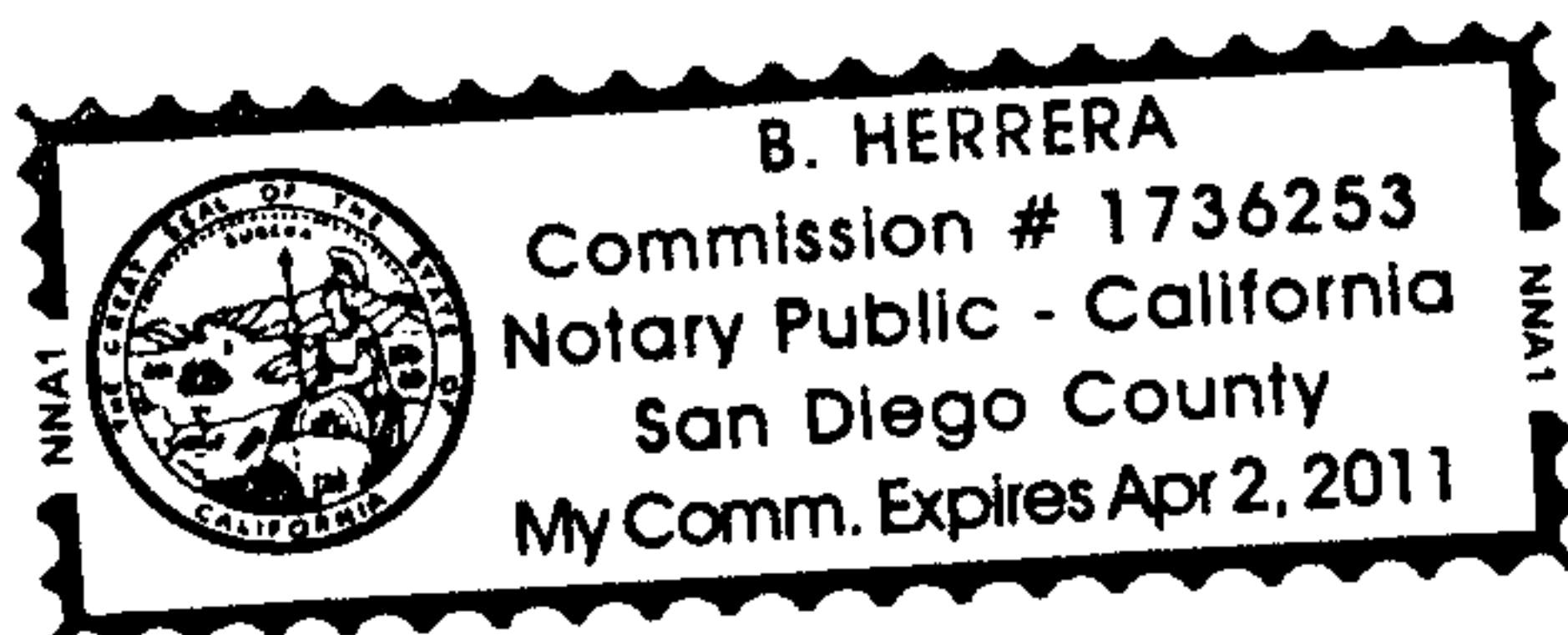
Its Processing Management Jr Officer
Gregg M. Buckley

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregg M. Buckley, whose name as Processing Management Jr Officer of Residential Funding Company, LLC, as Attorney in Fact for U.S. Bank National Association as Trustee, for RASC 2006-KS2, 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 28th day of August, 2009.



B. Herrera
NOTARY PUBLIC
My Commission expires: Apr. 2, 2011
AFFIX SEAL

2009-001912

Deed Tax : \$3.00