

20091117000427500 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
11/17/2009 12:38:56 PM FILED/CERT

Shelby County, AL 11/17/2009
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:
Bea Martin

130 Chase Creek Circle
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-seven thousand and 00/100 Dollars (\$87,000.00) to the undersigned, U.S. Bank, National Association as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates 2006-AB2, 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 Bea Martin, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Chase Creek Townhomes, Phase 1, as recorded in Map Book 18, Page 73, 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 Grantee herein assume and agree to pay.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 1994-30995.
4. Restrictions with Alabama Power Company as to underground as recorded in Instrument No. 1995-12819.
5. Reservation of mineral and mining rights in the instrument recorded in Instrument No. 1993-33446, together with the appurtenant rights to use the surface. The Company makes no representation as to the present ownership of this interest.
6. Right of way to the City of Pelham as recorded in Deed Book 341, Page 725.
7. Notice is hereby given that the recorded subdivision map, as recorded in Map Book 18, Page 73, contains on the face of same a statement pertaining to natural lime sinks. No liability is assumed hereunder for same.
8. 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. 20090112000010090, in the Probate Office of Shelby County, Alabama.

\$ 85,424.00 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 Grantee, his/her heirs and assigns, forever.



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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 29th day of September, 2009.

U.S. Bank, National Association as Trustee for the Specialty
Underwriting and Residential Finance Trust Mortgage Loan
Asset-Backed Certificates 2006-AB2

By Wilshire Credit Corporation, as Attorney in Fact

By: Alicia M. Laster

Its 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
ALICIA M. LASTER, whose name as REO Team Lead of Wilshire Credit
Corporation, as Attorney in Fact for U.S. Bank, National Association as Trustee for the Specialty
Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates 2006-AB2, 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 29th day of September, 2009.

S. Vaughn
NOTARY PUBLIC

My Commission expires: 11-27-2011
AFFIX SEAL

2009-000270

