

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

Send Tax Notice to:  
Christopher L. Mitchell

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred five thousand and 00/100 Dollars (\$105,000.00) to the undersigned, Deutsche Bank Trust Company America as Trustee for RALI 2006-QS5, a corporation, by Residential Funding Company, LLC f/k/a Residential Funding 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 Christopher L. Mitchell, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

All that parcel of land in County of Shelby, State of Alabama as more fully described in Book 241, Page 525 and being more particularly described as follows: Lot 94, according to the Survey of Dearing Downs, 6th Addition, Phase II final plat, as recorded in Map Book 11, Page 80 in the Probate Office of Shelby County, Alabama. Being the same property conveyed to Richard A. Waller and Barbara C. Waller by Deed from Don Kirby Construction, Inc. recorded 06/06/1989 in Deed Book 241, Page 525 in the Probate Judge's Office for 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. Easements, building lines and restrictions as shown on recorded map
4. Restrictions appearing of record in Shelby real 141, Page 729 and Shelby Real 168, Page 109
5. 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. 20090316000096160, in the Probate Office of Shelby County, Alabama.

\$ 125,492.00 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.

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

Deutsche Bank Trust Company America as Trustee for  
RALI 2006-QS5  
By Residential Funding Company, LLC f/k/a Residential  
Funding Corporation, as Attorney in Fact

By: 

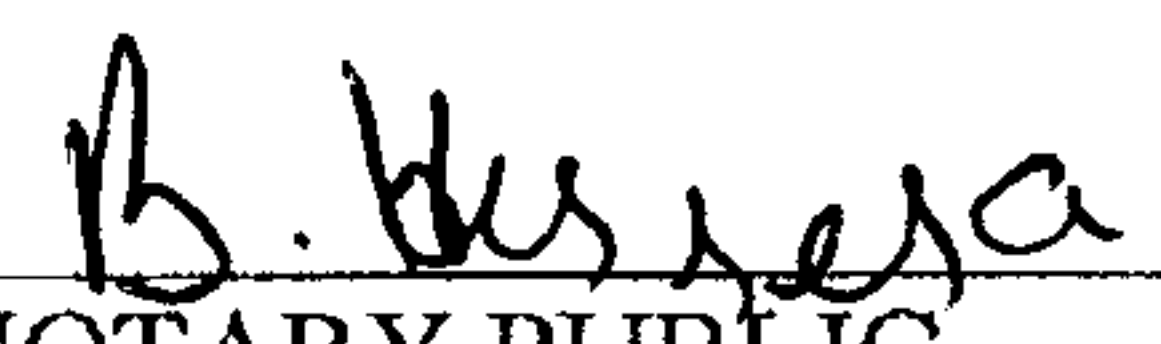
Its Processing Management Jr Officer  
Gregg M. Buckley

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 f/k/a Residential Funding Corporation, as Attorney in Fact  
for Deutsche Bank Trust Company America as Trustee for RALI 2006-QS5, 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.

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

2009-000889

