

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

Send Tax Notice to:
Mark Mercer
Xeni Mercer
109 Smokey Ridge Lane
Alabaster AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred seventy-two thousand five hundred and 00/100 Dollars (\$272,500.00) to the undersigned, U.S. Bank, National Association as Trustee for WAMU Mortgage Pass Through Certificate for WMALT Series 2006-5 Trust, a corporation, by JP Morgan Chase Bank, N.A., 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 Mark Mercer, and Xeni Mercer, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Smokey Ridge Estates, as recorded in Map Book 32, Page 78, 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. Restrictions appearing of record in Inst. No. 2003-81565 and Inst. No. 2004-5774.
4. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2001-9982.
5. Restrictions as shown on recorded plat. 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. 20090820000320700, in the Probate Office of Shelby County, Alabama.

\$ 122,500.00 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.


20100111000008960 1/2 \$164.00
Shelby Cnty Judge of Probate, AL
01/11/2010 10:29:52 AM FILED/CERT

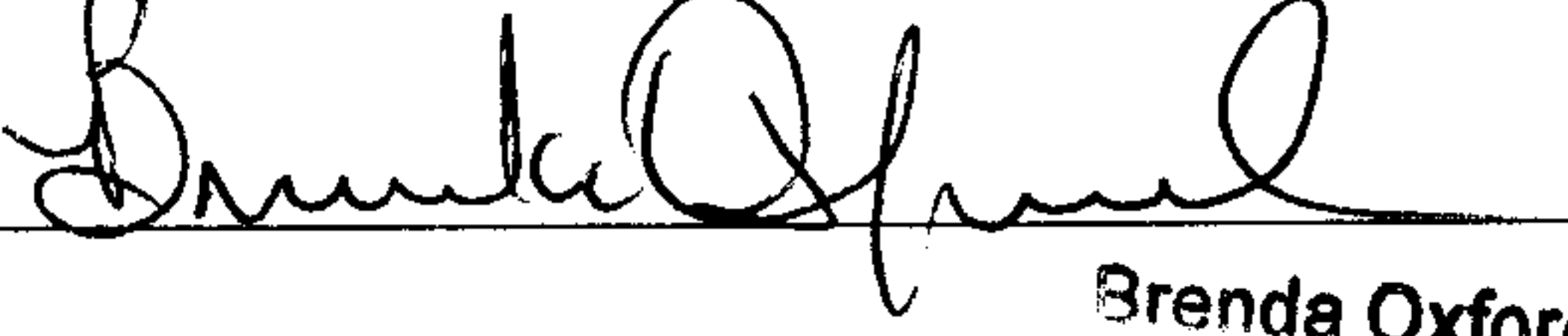
Shelby County, AL 01/11/2010

State of Alabama
Deed Tax : \$150.00

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

U.S. Bank, National Association as Trustee for WAMU
Mortgage Pass Through Certificate for WMALT Series
2006-5 Trust

By JP Morgan Chase Bank, N.A., as Attorney in Fact

By: 

Brenda Oxford

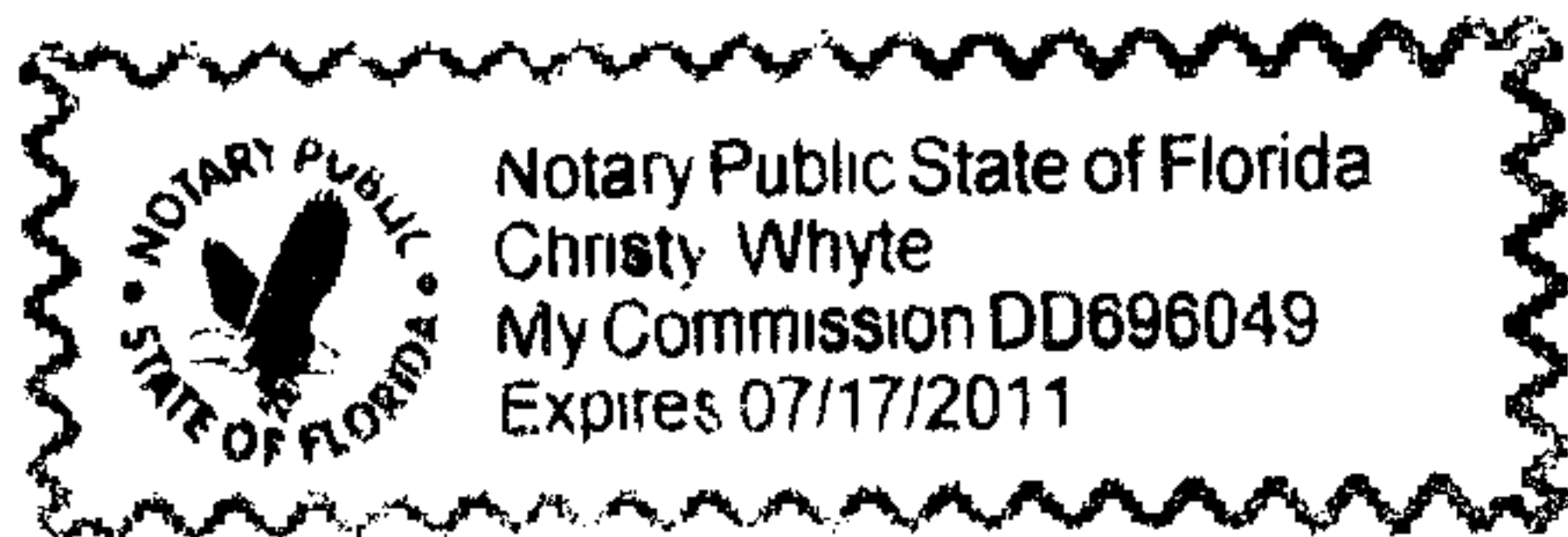
Its _____ Vice President _____


STATE OF Florida

COUNTY OF Duval


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brenda Oxford, whose name as Vice President of JP Morgan Chase Bank, N.A., as Attorney in Fact for U.S. Bank, National Association as Trustee for WAMU Mortgage Pass Through Certificate for WMALT Series 2006-5 Trust, 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 15th day of November, 2009.




NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-002626


20100111000008960 2/2 \$164.00
Shelby Cnty Judge of Probate, AL
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