

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

Send Tax Notice to:  
Adam J. Day  
Kathleen F. Day  
477 Forest Lakes Drive  
Strettt, AL 35147

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred fifty-five thousand and 00/100 Dollars (\$155,000.00) to the undersigned, U.S. Bank National Association as Trustee for BS ABS 2006-ST1, a corporation, (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 Adam J. Day, and Kathleen F. Day, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 188, according to the Survey of Forest Lakes Subdivision 3rd Sector, 2nd Phase, as recorded in Map Book 32, Page 26 A & B, 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. 2003-67136; Inst. No. 2004-39 and Inst. No. 2004-49491.
4. Right-of-way granted to Alabama Power Company recorded in Volume 126, Page 191; Real 1, Page 323 and Real 236, Page 829.
5. Right-of-way granted to Shelby County recorded in Inst. No. 1993-3957; Inst. No. 1993-3959; Inst. No. 1993-3960; Inst. No. 1993-3961; Inst. No. 1993-3964; Inst. No. 1993-3965 and Inst. No. 1993-3966.
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. 20091119000431690, in the Probate Office of Shelby County, Alabama.

\$ 149,826.00 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 4th day of December, 2009.

U.S. Bank National Association as Trustee for BS ABS  
2006-ST1 So. SUNTRUST MORTGAGE, FNC ITS  
ATTORNEY- IN FACT

By: \_\_\_\_\_

**Mark P. Paniccia, VP**

Its \_\_\_\_\_

V.P.

STATE OF VIRGINIA

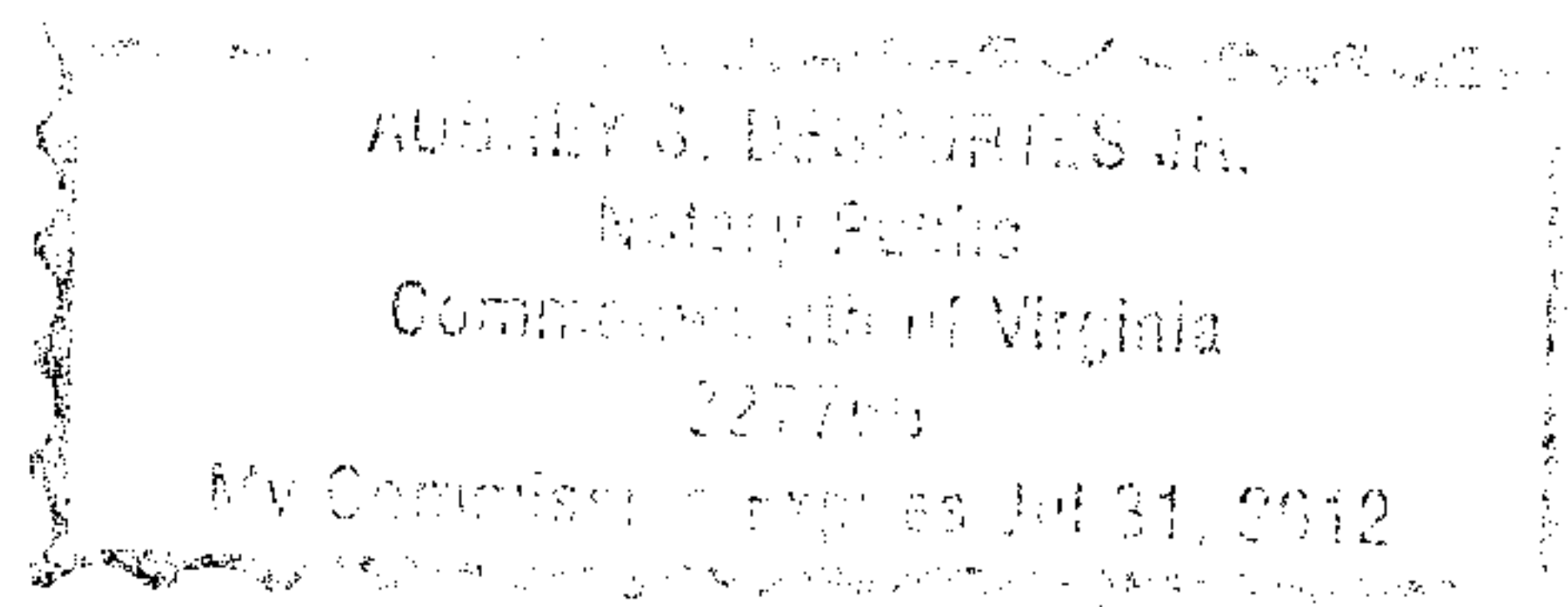
CITY  
~~COUNTY~~ OF RICHMOND

I, the undersigned, a Notary Public in and for said City ~~County~~, in said State, hereby certify that MARK P. PANICCIA, whose name as V.P. of U.S. Bank National Association as Trustee for BS ABS 2006-ST1, 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.

Given under my hand and official seal, this the 4 day of December, 2009.

Audrey S. Deschurres Jr.  
NOTARY PUBLIC  
My Commission expires: JULY 31, 2012  
AFFIX SEAL

2009-002978



Shelby County, AL 01/20/2010

State of Alabama

Deed Tax : \$5.50