

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

Send Tax Notice to:
Debbie Graves

210 High Ridge Drive
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-five thousand and 00/100 Dollars (\$135,000.00) to the undersigned, U.S. Bank National Association as Trustee for BAFC 2006-7, a corporation, by SunTrust Mortgage, Inc., 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 Debbie Graves, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 225, according to the Resurvey of Final Plat of High Ridge Village Phase 4, as recorded in Map Book 29, Page 83, 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. Right-of-way granted to Bellsouth recorded in Inst. No. 2006-53649.
4. 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. 20100114000013870, in the Probate Office of Shelby County, Alabama.

\$_____ 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.



20100202000032590 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
02/02/2010 01:10:51 PM FILED/CERT

Shelby County, AL 02/02/2010

State of Alabama
Deed Tax : \$7.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20th day of January, 2010.

U.S. Bank National Association as Trustee for BAFC 2006-7

By SunTrust Mortgage, Inc., as Attorney in Fact

By: Annette Holman-Foreman

Its V.P.

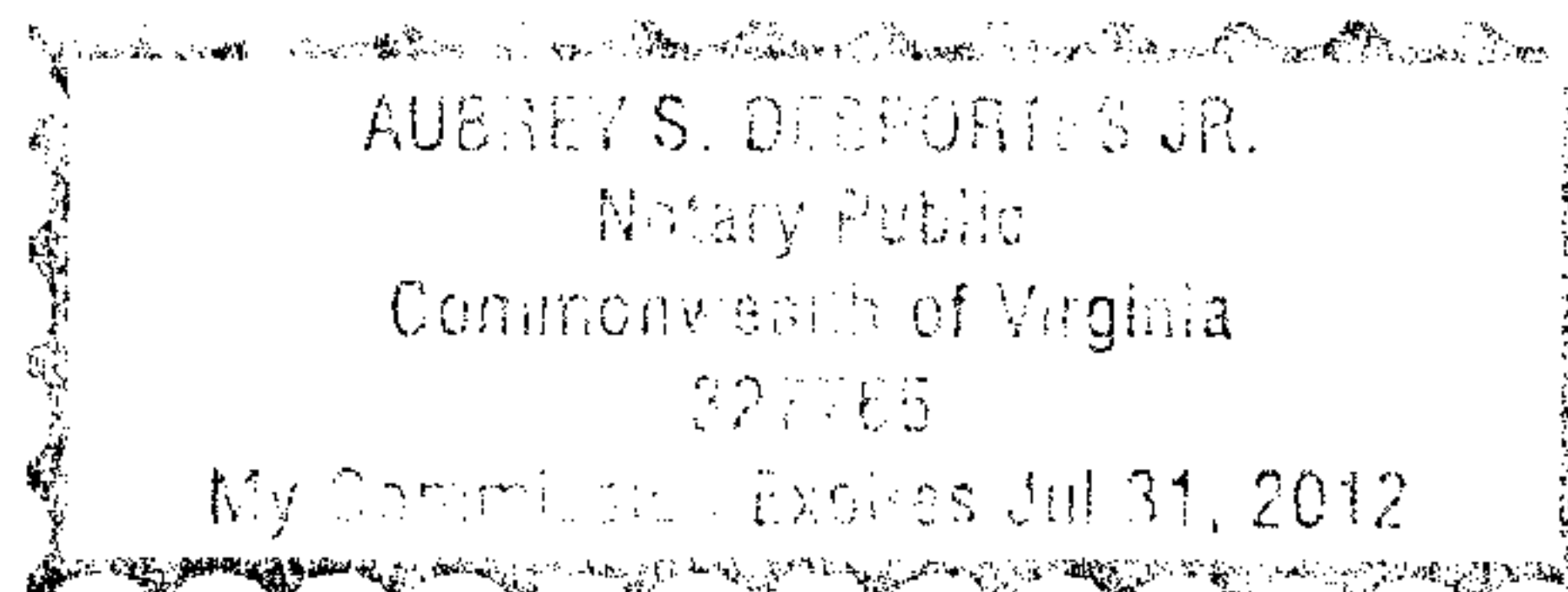
STATE OF VIRGINIA
CITY
COUNTY OF RICHMOND

I, the undersigned, a Notary Public in and for said City County, in said State, hereby certify that Annette Holman-Foreman whose name as V.P. of SunTrust Mortgage, Inc., as Attorney in Fact for U.S. Bank National Association as Trustee for BAFC 2006-7, 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 20 day of January, 2010.

Shelby S. Desportes, Jr.
NOTARY PUBLIC
My Commission expires: July 31, 2012
AFFIX SEAL

2009-003175



20100202000032590 2/2 \$21.00
Shelby Cnty Judge of Probate, AL
02/02/2010 01:10:51 PM FILED/CERT