

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

Send Tax Notice to:  
Kevin Walker

160 Chinaberry Lane  
Maylene, AL 35114

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

\*Kevin Walker is aka Kevin L. Walker

That in consideration of One hundred fifty-five thousand and 00/100 Dollars (\$155,000.00) to the undersigned, The Bank of New York Mellon Trust Company, N.A., f/k/a The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as trustee for RAMP 2006-RS3, 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 Kevin Walker, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 35, according to the Chinaberry Subdivision, Phase II, Final Plat, as recorded in Map Book 34, Page 91, 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. Easement/right-of-way to Alabama Power Company as recorded in Instrument No. 2004-31; Book 107, Page 526; Instrument No. 2004-12729 and Instrument No. 2004-12714.
4. Easement/right-of-way to Shelby County as recorded in Book 154 Page 496.
5. Easements, building lines and restrictions as shown on recorded map
6. Restrictions appearing of record in Instrument no. 2004-17835
7. 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. 20090609000220510, in the Probate Office of Shelby County, Alabama.

\$ 163,375.00 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.



20100222000052390 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
02/22/2010 01:23:41 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 4th day of November, 2009.

The Bank of New York Mellon Trust Company, N.A., f/k/a  
The Bank of New York Trust Company, N.A., as successor  
to JP Morgan Chase Bank, N.A., as trustee for RAMP  
2006-RS3

By Residential Funding Company, LLC f/k/a Residential  
Funding Corporation, as Attorney in Fact

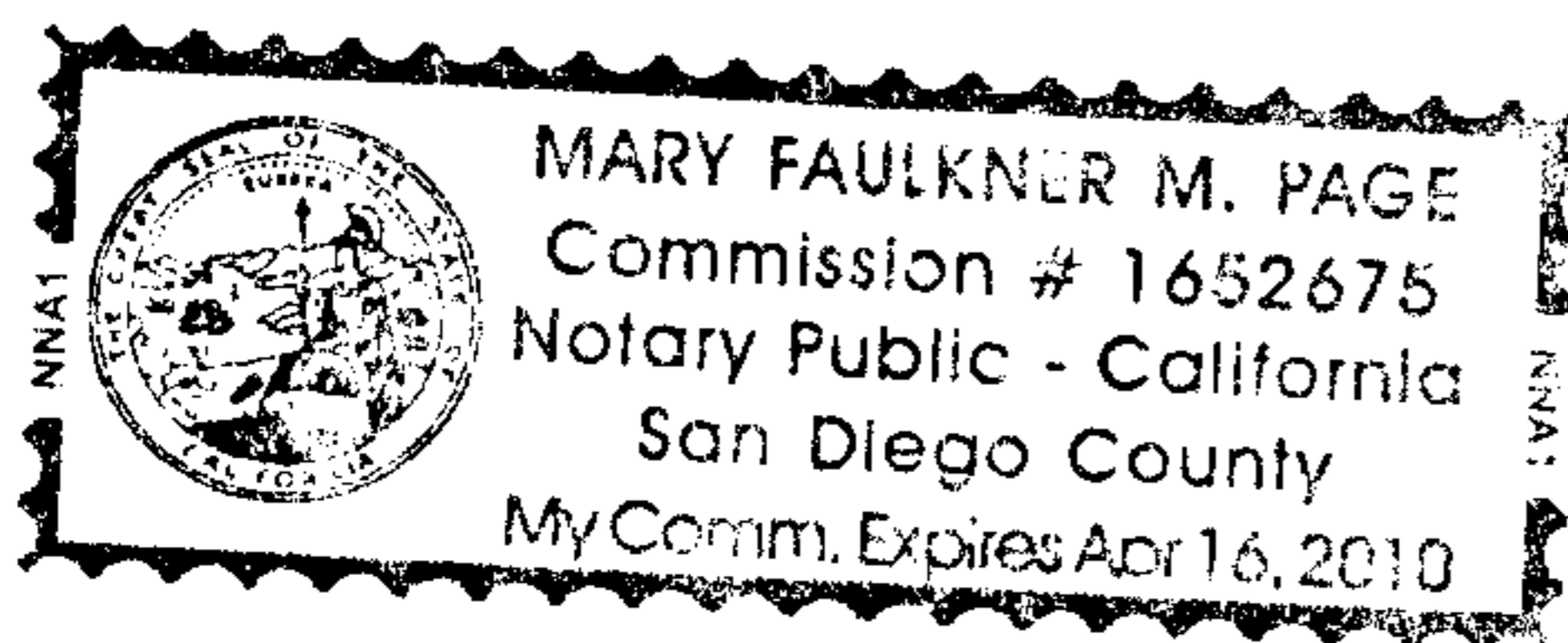
By: [Signature]  
Its Processing Management Jr Officer

**DAVID HOVLEY**

STATE OF California  
COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DAVID HOVLEY**, whose name as Processing Management Jr Officer of Residential Funding Company, LLC f/k/a Residential Funding Corporation, as Attorney in Fact for The Bank of New York Mellon Trust Company, N.A., f/k/a The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as trustee for RAMP 2006-RS3, 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 4th day of November, 2009.



[Signature]  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2009-001726



20100222000052390 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
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