

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

Send Tax Notice to:

Cody L. Long

Jennifer C. Long

5316 Hwy 61  
Columbiana, AL 35051

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred ninety-five thousand seven hundred and 00/100 Dollars (\$195,700.00) to the undersigned, U.S. Bank, N.A., as trustee for that certain pooling and servicing agreement, Series # 2006-EFC1, Pool # 40277, 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 Cody L. Long, and Jennifer C. Long, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, Knowlwood Properties, Shelby County, Alabama, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in the map Book 22, Page 57.

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. Easement granted to Alabama Power Company recorded in Inst. No. 20040101000002890.
4. Permit granted to Alabama Power Company recorded in Deed Book 107, Page 170; Deed Book 126, Page 341 and Deed Book 201, Page 546.
5. Right of way granted to Shelby County as recorded in Deed Book 164, Page 487.
6. Mineral and mining rights recorded in Deed Book 251, Page 369.
7. Mineral and mining lease as shown in instrument recorded in Deed Book 329, Page 76.
8. Alabama Power Company flood rights as recorded in Deed Book 241, Page 844 through 846.
9. 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. 20100504000133110 in the Probate Office of Shelby County, Alabama.

\$ 193,099.00 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, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20<sup>th</sup> day of July, 2010.

U.S. Bank, N.A., as trustee for that certain pooling and servicing agreement, Series # 2006-EFC1, Pool # 40277

By: 

Its

**Mark Via**

STATE OF Texas  
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Via, whose name as RMSO of U.S. Bank, N.A., as trustee for that certain pooling and servicing agreement, Series # 2006-EFC1, Pool # 40277, 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 20 day of July, 2010.

  
NOTARY PUBLIC

My Commission expires: 9-3-11

AFFIX SEAL

2010-002059

Shelby County, AL 09/02/2010

State of Alabama

Deed Tax : \$3.00

