

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

Send Tax Notice to:  
Lori Kelly

2207 Old Cahaba Place  
Helena, AL 35080

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred seven thousand and 00/100 Dollars (\$107,000.00) to the undersigned, US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-AB1, a corporation, by Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home 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 Lori Kelly, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 430, according to the Amended Map of Old Cahaba Lakewood Sector, as recorded in Map Book 25, Page 26, 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 Book 247 Page 853; Volume 131, Page 447 and Volume 139, Page 238.
4. Easement/right-of-way to BellSouth as recorded in Instrument No. 1998-26454.
5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Inst. No. 1998-29995; Inst. No. 1998-299993; Inst. No. 1998-19220; Inst. No. 1999-29872 and Inst. No. 1999-42849.
6. Covenants and Agreements to Roadway Easement as recorded in Volume 133, Page 277.
7. Restrictions as shown on recorded plat.
8. 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. 20100129000028570, in the Probate Office of Shelby County, Alabama.

\$ 113,149.00 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.

\*2010-000188\* \*SWD\*

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
3 day of November, 2010.

US Bank National Association, as Trustee for MASTR  
Asset Backed Securities Trust 2005-AB1  
By Wells Fargo Bank, N.A. successor by merger to Wells  
Fargo Home Mortgage, Inc., as Attorney in Fact

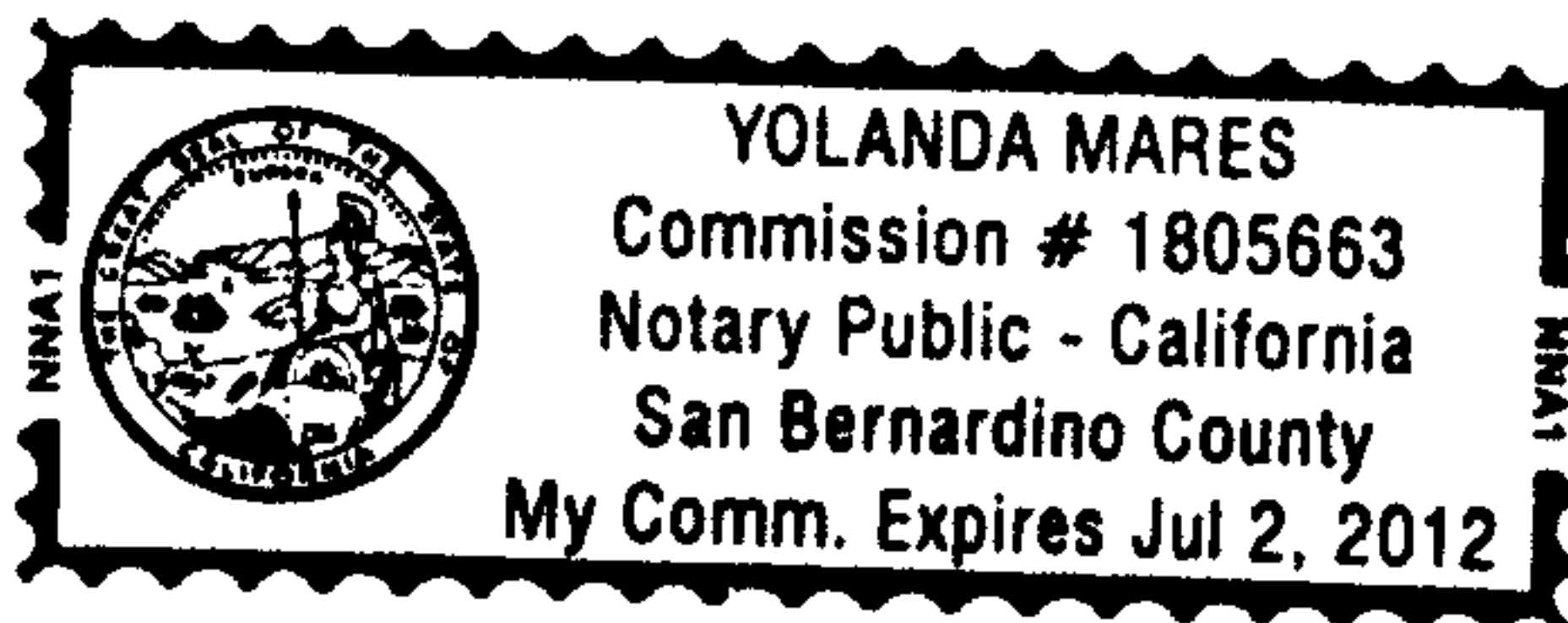
By: Janet B. Farmer  
Its VP Loan Documentation

STATE OF California

COUNTY OF San Bernardino

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Janet B. Farmer, whose name as VP of Wells  
Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact  
for US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-  
AB1, 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 3 day of November, 2010.



Yolanda Mares  
NOTARY PUBLIC

My Commission expires: July 2, 2012  
AFFIX SEAL

2010-000188