

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

Send Tax Notice to:
Shelby Resources, Inc.

P.O. Box 419
Pelham AL 35129

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-five thousand and 00/100 Dollars (\$65,000.00) to the undersigned, U.S. Bank National Association, as Trustee, on behalf of the holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series AMQ 2006-HE7 Asset Backed Pass-Through Certificates, Series AMQ 2006-HE7, a corporation, by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., 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 Shelby Resources, Inc., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16A, according to the Resurvey of Lots 14, 15, 16 & 17, of Chanda-Terrace, Third Sector, as recorded in Map Book 13, Page 43, in the Probate Office of Shelby County, Alabama; being situated in 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. Restrictions, covenants and conditions recorded in Real 138, Page 49 and Real 145, Page 703.
4. Transmission Line Permit to Alabama Power Company recorded in Deed Book 179, Page 375; Deed Book 315, Page 207; Book 333, Page 706 and Deed Book 306, Page 390.
5. Right-of-Way granted to Alabama Power Company recorded in Book 142, Page 213.
6. Agreement with Alabama Power Company as to underground cables recorded in Real 140, Page 716 and covenants pertaining thereto recorded in Real 145, Page 703 and Real 138, Page 625.
7. Rights of owners of property adjoining property in and to the joint common buildings situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
8. Agreement between Alabama Power Company and United States Pipe and Foundry in Deed Book 264, Page 28.
9. Declaration of easement recorded in Real 161, Page 506.
10. 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 Number 20100727000263500, in the Probate Office of Shelby County, Alabama.

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.

2010-003923 *SWD*


20110401000101600 1/2 \$80.00
Shelby Cnty Judge of Probate, AL
04/01/2011 09:34:11 AM FILED/CERT

Shelby County, AL 04/01/2011
State of Alabama
Deed Tax: \$65.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 28 day of March, 2011.




U.S. Bank National Association, as Trustee, on behalf of the holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series AMQ 2006-HE7 Asset Backed Pass-Through Certificates, Series AMQ 2006-HE7
By Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact

By: [Signature]
Its CHERYL E. KRUEGER, DOC. CONTROL OFFICER


STATE OF Utah
COUNTY OF Salt Lake

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
CHERYL E. KRUEGER, DOC. CONTROL OFFICER whose name as CHERYL E. KRUEGER, DOC. CONTROL OFFICER of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact for U.S. Bank National Association, as Trustee, on behalf of the holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series AMQ 2006-HE7 Asset Backed Pass-Through Certificates, Series AMQ 2006-HE7, 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 28 day of March, 2011.

[Signature]
NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL  **T. VANDERLINDEN**
Notary Public State of Utah
My Commission Expires on:
October 10, 2012
Comm. Number: 576417

2010-003923


20110401000101600 2/2 \$80.00
Shelby Cnty Judge of Probate, AL
04/01/2011 09:34:11 AM FILED/CERT