

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

Send Tax Notice to:
Anh Dao Thi Nguyen Le
118 Thoroughbred Lane
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety thousand and 00/100 Dollars (\$90,000.00) to the undersigned, US Bank National Association, as Trustee for SABR 2006-NC2, a corporation, (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 Anh Dao Thi Nguyen Le, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Survey of Summerchase, Phase I, as recorded in Map Book 23, Page 7, 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 or Right of Way to Shelby County as recorded in Deed Book 102, Page 420 and Deed Book 174, Page 125.
4. Transmission line permits to Alabama Power Company recorded in Deed Book 174, Page 309; Deed Book 99, Page 465; Deed Book 103, Page 168 and Deed Book 206, Page 220.
5. Restrictions, covenants and conditions as set out in Inst. No. 1997-30687.
6. 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. 20110126000027010, in the Probate Office of Shelby County, Alabama.

^{67,500.00}
\$ ~~XXXXXX~~ 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.



Shelby County, AL 04/18/2011
State of Alabama
Deed Tax: \$22.50



20110418000118590 2/2 \$37.50
Shelby Cnty Judge of Probate, AL
04/18/2011 02:16:35 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 22 day of March, 2011.

US Bank National Association, as Trustee for SABR 2006-NC2

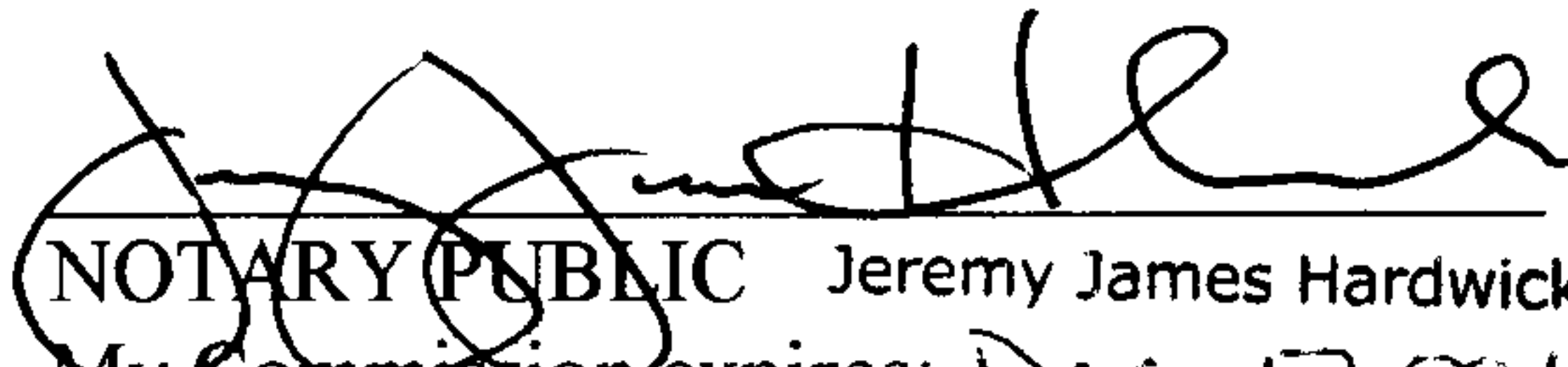
By: 
Janet B. Farmer
Its VP Loan Documentation

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 US Bank National Association, as Trustee for SABR 2006-NC2, 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 22 day of March, 2011.


NOTARY PUBLIC Jeremy James Hardwick
My Commission expires: Dec. 17, 2011
AFFIX SEAL

2011-000161

