



20110425000126140 1/2 \$83.00
Shelby Cnty Judge of Probate, AL
04/25/2011 03:56:35 PM FILED/CERT

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

Send Tax Notice to:
Western Properties, L.L.C.

*P.O. Box 3610
Hueytown, AL 35823*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-eight thousand and 00/100 Dollars (\$68,000.00) to the undersigned, U.S. Bank National Association as Trustee for RALI 2006-QA2, 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 Western Properties, L.L.C., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 77, according to the Survey of Rocky Ridge Townhomes, Phase One, as recorded in Map Book 22, Page 132, 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. Easements, restrictions and setback lines as shown on recorded plat.
4. 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. 20110309000078430, 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.



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

U.S. Bank National Association as Trustee for RALI 2006-
QA2

By: *Jamey Davis*

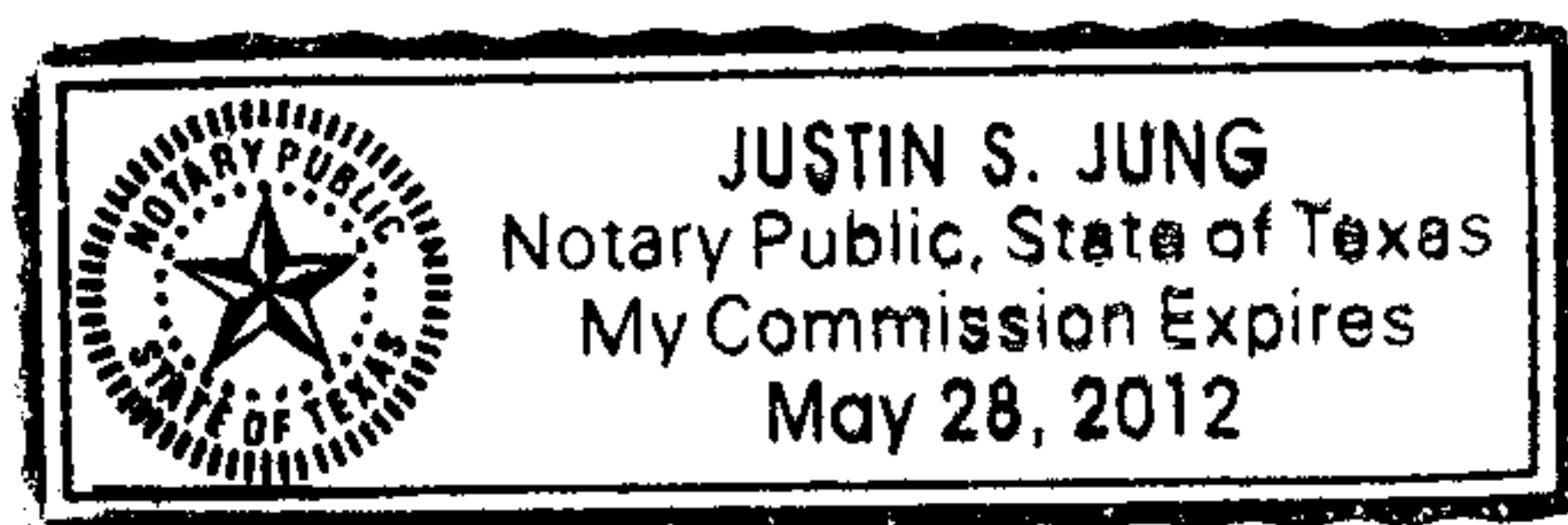
Its **Jamey Davis**

STATE OF *Tx*

COUNTY OF *DALLAS*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Jamey Davis, whose name as *PMA Jo* of U.S. Bank
National Association as Trustee for RALI 2006-QA2, 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 *12* day of April, 2011.



J
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-000887

Shelby County, AL 04/25/2011
State of Alabama
Deed Tax: \$68.00