



20110708000200120 1/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
07/08/2011 03:50:31 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:  
Terry Garrett

217 Cedar Grove Parkway  
Alabaster, AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred ninety-five thousand and 00/100 Dollars (\$195,000.00) to the undersigned, US Bank National Association, as Trustee for the Structured Asset Securities Corporation Mortgage Pass-Through Certificates, 2006-EQ1, a corporation, by Wells Fargo Bank, N.A., 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 Terry Garrett, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 85, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 9, as recorded in Map Book 34, Page 96, in the Office of the Judge of Probate 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. Restrictions recorded in Inst. No. 20050209000064440.
4. Mineral and mining rights excepted in Inst. No. 20050831000449730.
5. Restrictions as shown on recorded plat.
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. 20110307000074200, in the Probate Office of Shelby County, Alabama.

\$ 190,056.00 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.



Shelby County, AL 07/08/2011  
State of Alabama  
Deed Tax: \$5.00



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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
30th day of June, 2011.

US Bank National Association, as Trustee for the  
Structured Asset Securities Corporation Mortgage Pass-  
Through Certificates, 2006-EQ1  
By Wells Fargo Bank, N.A., as Attorney in Fact

By:

Its Tobias E. Gift  
Vice President Loan Documentation

STATE OF Maryland  
COUNTY OF Frederick

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Tobias E. Gift, whose name as VP Loan Documentation of Wells  
Fargo Bank, N.A., as Attorney in Fact for US Bank National Association, as Trustee for the  
Structured Asset Securities Corporation Mortgage Pass-Through Certificates, 2006-EQ1, 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 30 day of June, 2011.

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

10/1/13

2011-000722

