

Send Tax Notice to: Terry Garrett

217 Cedar Grove Parkway Alabaster, AL 35007

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

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.
- 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.

\$\frac{190,056.00}{\text{closed simultaneously herewith.}}\$ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

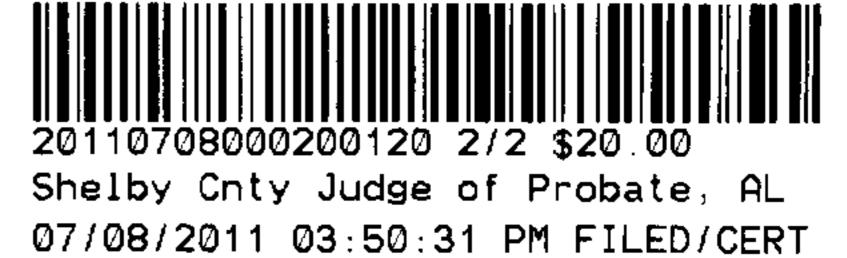
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

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



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: Tobias E. Gift
Vice President Loan Documentation

STATE OF	Maryland			
COUNTY OF	Frederick			
I, the undersigned, a No.		•	n said State, hereby an Documentation	•
Fargo Bank, N.A., as A				
Structured Asset Securion corporation, is signed to	•			* '
before me on this day the officer and with full aut	, ,		•	ŕ
Corporation, acting in it	ts capacity as Attorney	in Fact as afo	resaid.	
Given under my hand a	nd official seal, this the	e day	of June, 2011.	

2011-000722



My Commission expires:

NOTARY PUBLIC