

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
BRR-121000313S

Send Property Tax Notice to:

8134 Douglas Ave
Leeds AL 35094

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Ninety Two Thousand and 00/100 Dollars (\$192,000.00) cash in hand paid to

U.S. Bank National Association, successor trustee to Bank of America, N.A., successor trustee to LaSalle Bank, N.A., trustee for the holders of the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Matthew K. Casey, as Joints Tenants With Rights of Survivorship

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein

Source of Title: Instrument #20121012000392600

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #20121012000392600.

186240.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, U.S. Bank National Association, successor trustee to Bank of America, N.A., successor trustee to LaSalle Bank, N.A., trustee for the holders of the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18, has caused these present to be executed in its name and on its behalf as aforesaid, on this 7th day of November, 2012.

U.S. Bank National Association, successor trustee to Bank of America, N.A., successor trustee to LaSalle Bank, N.A., trustee for the holders of the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18

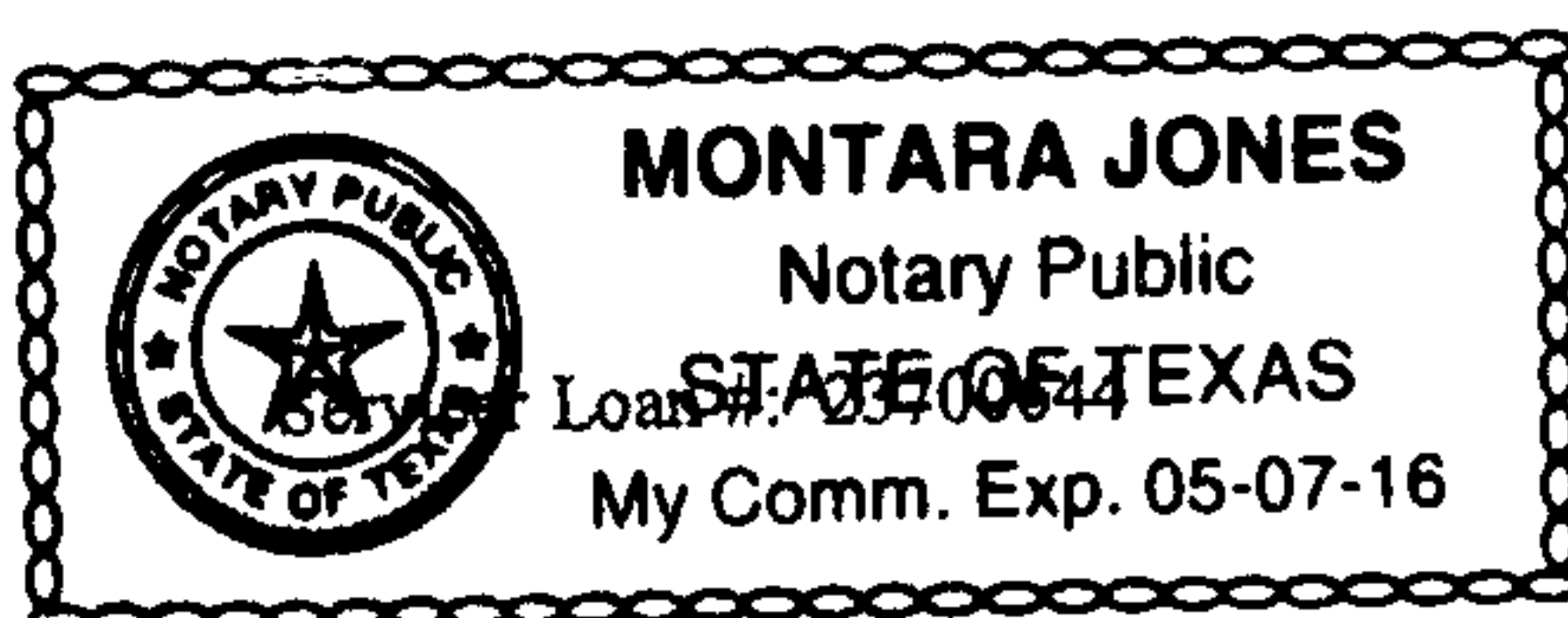
BY: Alecia Bryant

ATTEST: Montara Jones

State of Texas
County of Collin

I, Nubia M. Escobar Montara Jones the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Alecia Bryant, AVP whose name as ~~President~~ of U.S. Bank National Association, successor trustee to Bank of America, N.A., successor trustee to LaSalle Bank, N.A., trustee for the holders of the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 7th day of November, 2012.



Montara Jones
Notary Public

My Commission Expires: 05-10-16

[Seal]

5-7-16

Exhibit A

Lot 149, according to the Survey of Forest Park, 1st Sector, as recorded in Map Book 22, Page 28 A, B & C, in the Probate Office of Shelby County, Alabama.



20121116000441110 2/3 \$26.00
Shelby Cnty Judge of Probate, AL
11/16/2012 03:45:13 PM FILED/CERT

Shelby County, AL 11/16/2012
State of Alabama
Deed Tax:\$6.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name W S Bank ALA
Mailing Address 600 Livingston Ave
St Paul, MN
55107

Grantee's Name Matthew K Casey
Mailing Address 8134 Douglas Ave
Leeds AL
35094

Property Address 247 Clairmont Rd
Stewart AL
35147

Date of Sale 11-14-12
Total Purchase Price \$ 186,240.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



20121116000441110 3/3 \$26.00
Shelby Cnty Judge of Probate, AL
11/16/2012 03:45:13 PM FILED/CERT

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11-14-12

Print

Sign

Dawn P. Collins
[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)