



20140623000189050 1/2 \$187.00
Shelby Cnty Judge of Probate, AL
06/23/2014 11:23:13 AM 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:
Hung Van Huynh

2229 Old Cahaba Place
Helena, AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Seventy Thousand And 00/100 Dollars (\$170,000.00) to the undersigned, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Backed Certificates, Series 2006-HE10, A National Association, by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., 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 Hung Van Huynh, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 425, according to the survey of amended map of Old Cahaba Lakewood Sector, as recorded in Map Book 25, Page 26, 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/right-of-way to Shelby County as recorded in Volume 155, Page 331; Volume 155, Page 425 and Lis Pendens Book 2, Page 165.
4. Easement/right-of-way to Alabama Power Company as recorded in Volume 247, Page 853; Volume 131, Page 447 and Volume 139, Page 238.
5. Easement/right-of-way to BellSouth Mobility as recorded in Instrument Number 1998-26454.
6. Restrictive covenant as recorded in Instrument Number 1998-29995; Instrument Number 1998-29993; Instrument Number 1998-19220; Instrument Number 1999-29872 ;Instrument Number 1999-42849 and in Instrument Number 1999-2669..
7. The rights of upstream and downstream riparian owners with respect to the Cahaba River, bordering subject property.
8. Covenants and agreements relating to roadway easement recorded in Volume 133, Page 277, in the Probate Office of Shelby County, Alabama.
9. Timber deed recorded in Instrument Number 1997-28869.
10. Mineral and mining rights as recorded in Volume 61, Page 164
11. Restrictions as shown on recorded plat.

Shelby County, AL 06/23/2014
State of Alabama
Deed Tax: \$170.00

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 23rd day of May, 2014.

U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Backed Certificates, Series 2006-HE10

By Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact

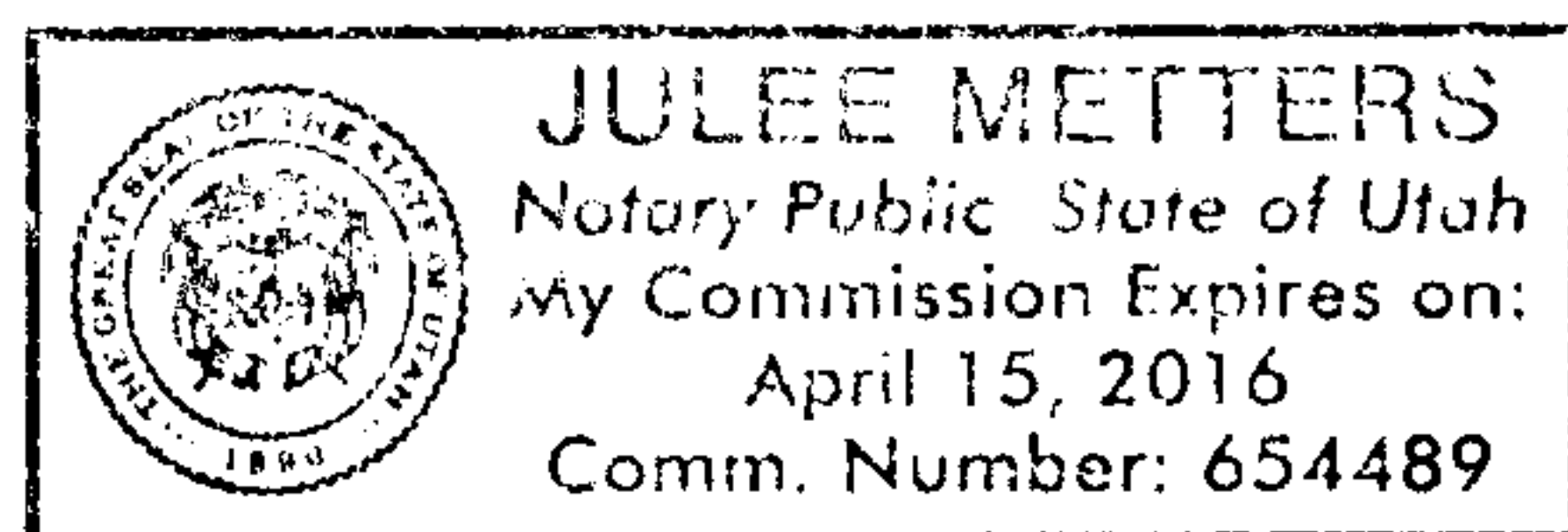
By: Paul Douglas 5-23-14
Paul Douglas, Doc. Control Officer
Its _____

STATE OF Utah

COUNTY OF Salt Lake

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Douglas, Doc. Control Officer, whose name as **DOC. CONTROL OFFICER** of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact for U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Backed Certificates, Series 2006-HE10, A National Association, 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 23rd day of May, 2014.



2012-001589

Julie Metters
NOTARY PUBLIC Julie Metters
My Commission expires: 4-15-16
AFFIX SEAL

