20061122000571630 1/2 $27.50
Shelby Cnty Judge of Probate,AL
11/22/2006 01:39:06PM FILED/CERT

Shelby County, AL 11/22/2006
State of Alabama

Deed Tax:$13.50

1

This Instrument Prepared By:
Keri Roth
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-061001982S

Send Property Tax Notice to:
120 Chestnut Forest Circle
Helena, AL 35080

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Sixty Five Thousand and 00/100 Dollars ($265,000.00) cash in hand paid to

JPMorgan Chase Bank as Trustee

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

Gregory W. Garmon and Nicole A. Garmon

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

Lot 18, according to the Survey of Chestnut Forest as recorded in Map Book 22, Page 98, Shelby County, Alabama Records.

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

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 Deed Book 20060322, Page 134300, County of Shelby, Alabama.

$185000.00 of the consideration was paid from the proceeds of a 1st Mortgage, and $66750.00 for a 2nd Mortgage loan filed simultaneously herewith.

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IN WITNESS WHEREOF, JPMorgan Chase Bank as Trustee, has caused these present to be executed in its name and on its behalf as aforesaid, on this 5 day of Oct., 2006.

Witness Sara Coates

JPMorgan Chase Bank as Trustee

(Seal)

By: , **Olivia Ruiz**

(Seal)

By: ,

(Corporate Seal)

State of CA
County of San Diego

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Olivia Ruiz** and Sara Coates, whose names as VP and Assistant Secretary, respectively of JPMorgan Chase Bank as Trustee, 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 5 day of Oct., 2006.

Notary Public
My Commission Expires: 3-27-10

[Seal]

PEARL L. ROBINSON
Commission # 1647105
Notary Public - California
San Diego County
My Comm. Expires Mar 19, 2010

Reference:
120 Chestnut Forest
Helena, AL, 35080
Servicer Loan #: 0439328196