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

Deed Tax: \$13.50

This Instrument Prepared By: Keri Roth MorrislHardwicklSchneider, LLC 3535 Grandview Parkway, Suite 610 Birmingham, AL 35243 BRR-061001982S Send Property Tax Notice to:

120 Chestnut Forest Circles Velena, 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:

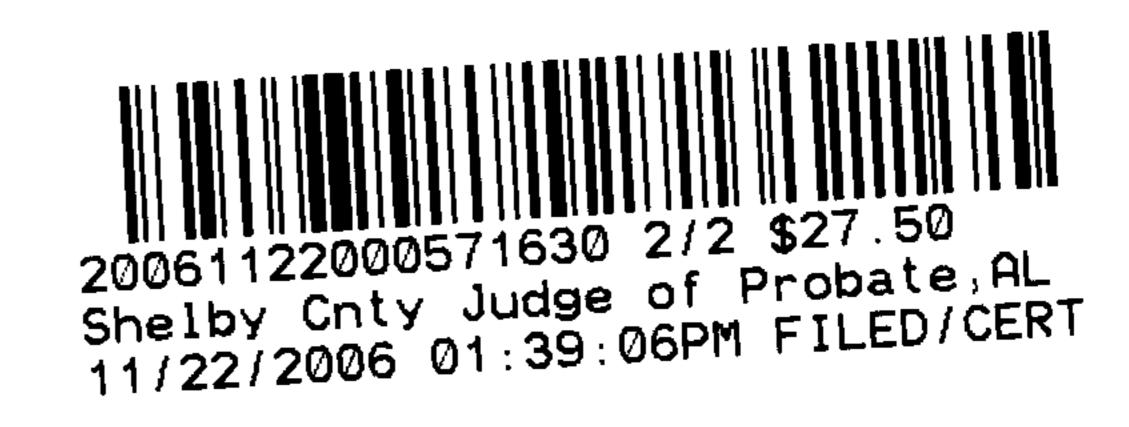
Lot 18, according to the Survey of Chestnut Forest as recorded in Map Book 22, Page 98, Shelby County, Alabama Records.

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.

\$/85000 of the consideration was paid from the proceeds of a 1st Mortgage, and 66675000 for a 2nd Mortgage loan filed simultaneously herewith.



| IN WITNESS WHEREOF, JPMorgan Chase Bank as True and on its behalf as aforesaid, on this day of | |
|---|---|
| Witness Sava Coates | JPMorgan Chase Bank as Trustee (Seal) By: , Olivia Ruiz |
| | (Seal) |
| | By: , |
| State of County of | (Corporate Seal) |
| County of Living 1 | ` |
| Bank as Trustee, are signed to the foregoing conveyance, this day that, being informed of the contents of the convex executed the same voluntarily for and as the act of said conveyance. | and who are known to me, acknowledged before me on |
| that bears the same date. | |
| Given under my hand and official seal this | _ day of |
| PEAPL L. ROBINSON Commission # 1647195 Notary Fublic - California \$\frac{2}{5}\$ San Diego County My Comm. Expires Mar 19, 2010 | Notary Public My Commission Expires: 377-10 [Seal] |
| Reference: | |

120 Chestnut Forest

Helena, AL, 35080

Servicer Loan #: 0439328196