State of Alabama Deed Tax : \$1.50

20090601000206200 1/2 \$15.50 Shelby Cnty Judge of Probate, AL 06/01/2009 02:02:57 PM FILED/CERT

40993701

This instrument prepared by: Jeff G. Underwood, Attorney Sirote & Permutt P.C. 2311 Highland Avenue South Birmingham, Alabama 35205 Send Tax Notice to:
Jacob Vernon
Benjamin Vernon
228 Saratoga Lane
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of seventy-seven thousand three hundred and 00/100 Dollars (\$77,300.00) to the undersigned, The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank N.A., as trustee for the benefit of the Certificate holders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-6, a corporation, by Litton Loan Servicing, LP, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jacob Vernon, and Benjamin Vernon, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of the Cottages of Saratoga, Phase 1, as recorded in Map Book 31, Page 114, in the Probate Office of Shelby County, Alabama.

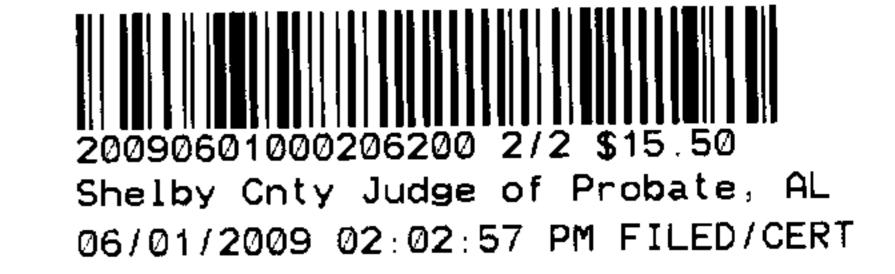
Subject to:

- 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 Grantees herein assume and agree to pay.
- 3. Building line and Easements as set out in recorded plat.
- Transmission line permit to Alabama Power Company recorded in Deed Book 98, Page 75 and Deed Book 104, Page 151
- 5. Easement to South Central Bell recorded in Book 52, Page 81
- 6. Protective covenants, Restrictions, Easements, Right and Liens as recorded in Instrument No. 20030729000487000, Page 1-8.
- 7. 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. 20070927000453570, in the Probate Office of Shelby County, Alabama.

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 Grantees, their heirs and assigns, forever.





IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the day of May, 2009.

The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank N.A., as trustee for the benefit of the Certificate holders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-6

By Litton Loan Servicing, LP, as Attorney in Fact

By:

LYNN BURROW

ASSISTANT VICE PRESIDENT

STATE OF X

COUNTY OF HAPPYS

Given under my hand and official seal, this the 20 day of May, 2009.

Corporation, acting in its capacity as Attorney in Fact as aforesaid.

ANAELIA CASTILLO

MY COMMISSION EXPIRES

APRIL 9, 2012

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-004870