

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
H&L Properties LLC

1524 Chatham Ct.
Pelham AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty thousand and 00/100 Dollars (\$30,000.00) to the undersigned, JPMC Specialty Mortgage, LLC, a corporation, (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 H&L Properties LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 49, according to the Survey of Deer Springs Estates, First Addition as recorded in Map Book 5, Page 55 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. Restrictions as shown on recorded plat.
4. 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. 20090708000263300, 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 Grantee, his/her heirs and assigns, forever.



20091019000392540 2/2 \$44.00
Shelby Cnty Judge of Probate, AL
10/19/2009 11:21:30 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 14th day of October, 2009.

JPMC Specialty Mortgage, LLC

By: _____

Its _____

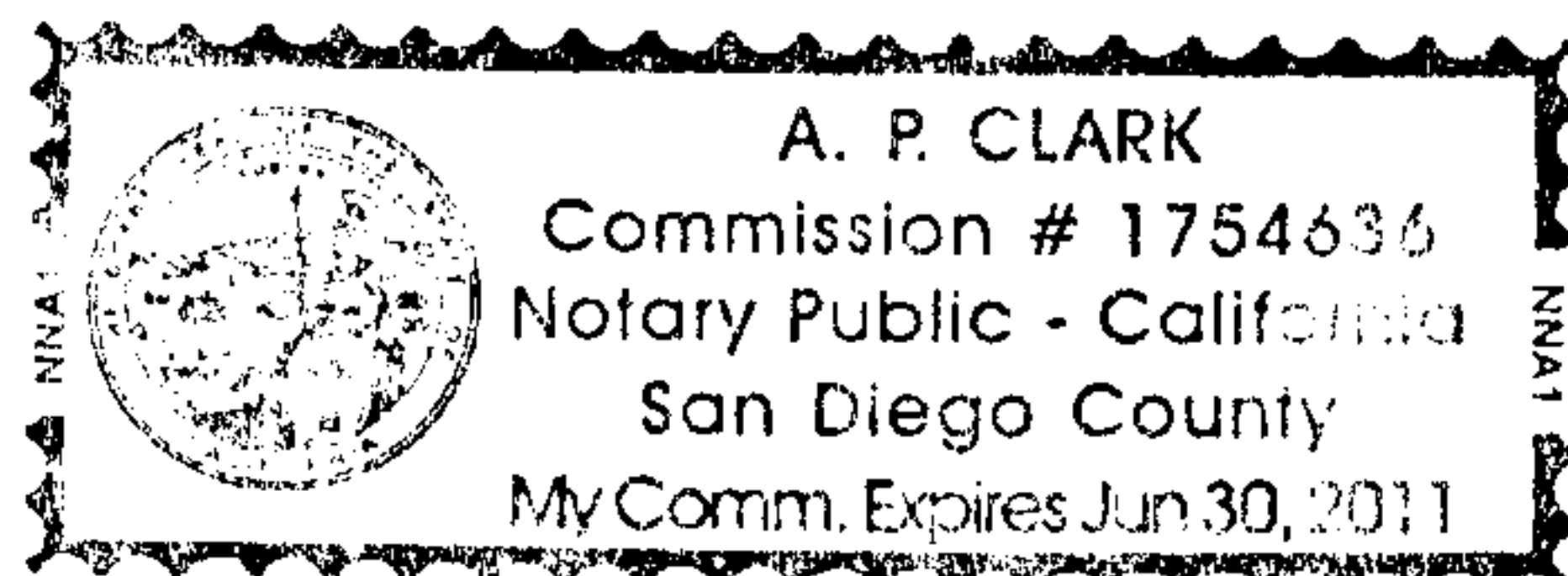
Tony Huynh
Asst. Vice President

STATE OF California

COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tony Huynh, whose name as AVP of JPMC Specialty Mortgage, LLC, a corporation, 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.

Given under my hand and official seal, this the 14th day of October, 2009.



A. P. Clark
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-002077

Shelby County, AL 10/19/2009
State of Alabama
Deed Tax : \$30.00