

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

Send Tax Notice to:
Charles Sprayberry
Diane Sprayberry

136 Tanglewood Dr.
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty thousand and 00/100 Dollars (\$130,000.00) to the undersigned, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee RAMP 2006RZ2, a corporation, (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 Charles Sprayberry, and Diane Sprayberry, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the final plat of Tanglewood by the Creek, as recorded in Map Book 35, Page 36, 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.
- Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
- Restrictions recorded in Instrument No. 2005101000052770.
- 4. Mineral and mining rights excepted.
- 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 Inst. No. 20110629000189020, in the Probate Office of Shelby County, Alabama.

Mortgage amount: \$118,731.60

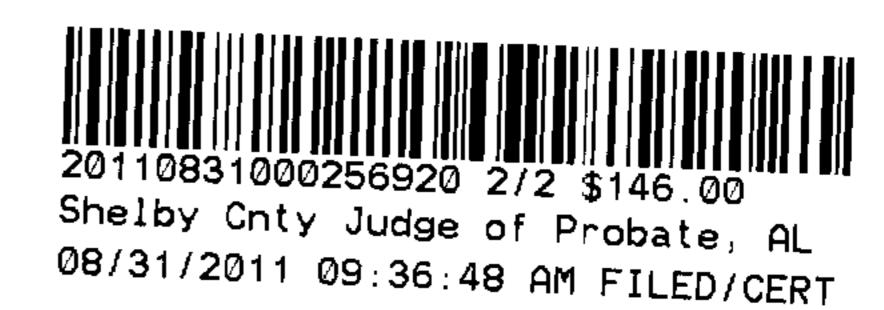
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

Shelby County, AL 08/31/2011 State of Alabama Deed Tax:\$130.00







IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the day of August, 2011. The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee RAMP 2006 RZ2 By: Charlotte Elliott Its STATE OF COUNTY OF I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Elliott, whose name as _______ of The I of The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee RAMP 2006RZ2, 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 (6 day of August, 2011. NOTARY PUBMC My Commission expires: AFFIX SEAL 2011-002713

JUSTIN S. JUNG

Notary Public, State of Texas

My Commission Expires

May 28, 2012