

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.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Restrictions recorded in Instrument No. 2005101000052770.
4. Mineral and mining rights excepted.
5. 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
10 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 2006RZ2

By: 


Its Charlotte Elliott

STATE OF Tx

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Charlotte Elliott, whose name as PMA70 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 10 day of August, 2011.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-002713

