

INVESTOR NUMBER: 22-22-6-0562949

JPMorgan Chase Bank, National Association CM #: 243017

MORTGAGOR(S): RACHEL BAKER AND JAMIE BAKER


20120627000226400 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/27/2012 10:48:45 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Colleen McCullough
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **JPMorgan Chase Bank, National Association**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns, as their interest may appear**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 50, according to the map and survey of Lime Creek Chelsea
Preserve 1 Subdivision, as recorded in Map Book 32, Page 25 in
the Probate Office of Shelby County, Alabama.

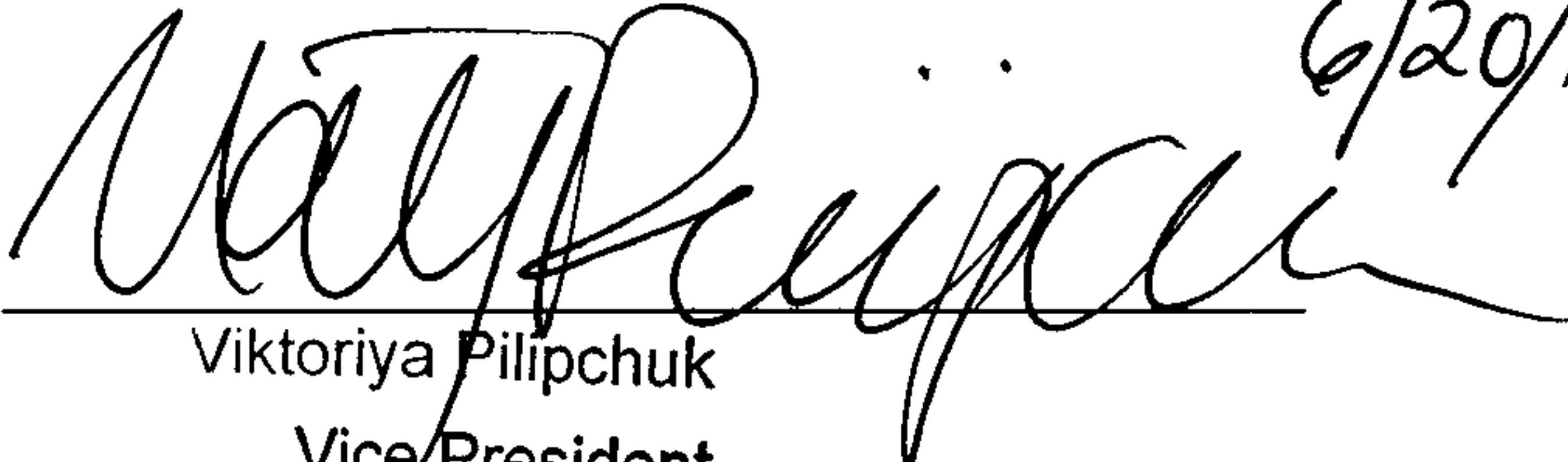
TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

243017 *SWD* *R

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IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it. Executed on this 20 day of JUNE, 2012.

**JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION**

By:  ^{6/20/12}
Viktoriya Pilipchuk
Its: Vice President

STATE OF Ohio)
COUNTY OF Franklin)

I, Tracy N. Rice, a Notary Public in and for said County in said State, hereby certify that Viktoriya Pilipchuk, whose name as Vice President of JPMorgan Chase Bank, National Association, 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 Vice President, and with full authority, executed the same voluntarily for and as the act of said JPMorgan Chase Bank, NA.

Given under my hand this the 20th day of June, 2012.


Notary Public Tracy N. Rice

My Commission Expires: 11-20-12

Grantee's Address:
Secretary of Veterans Affairs
c/o Bank of America
ATTN: VA REO
2375 N Glenville Drive
MS RGV-B-85
Richardson, TX 75082



TRACY N. RICE
Notary Public, State of Ohio
My Commission Expires
November 20, 2012