

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

Send Tax Notice to:

Richard H. Blaising

Mark A. Blaising

3025 Wilson St.
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-two thousand and 00/100 Dollars (\$32,000.00) to the undersigned Grantor, Chase Manhattan Mortgage Corporation, 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 Richard H. Blaising, and Mark A. Blaising, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Map of Green Valley, Fifth Sector, as recorded in Map Book 13, Page 22, 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. Easement/right-of-way to Alabama Power Company as recorded in Book 136 Page 398 and Book 48, Page 626..
4. Final record recorded in Book 8, Page 13.
5. Mineral and mining rights.
6. 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.20021122000583780, 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 26th day of May, 2004.

Chase Manhattan Mortgage Corporation

by, [Signature]
Its JOE LANNING, 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 Joe Lanning, whose name as Vice President of Chase Manhattan Mortgage Corporation, 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 26th day of May, 2004.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2004-000328

