

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

Send Tax Notice to:  
Renee E. Burger

1417 Adams Street  
Pelham, Alabama 35124

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-three thousand and 00/100 Dollars (\$73,000.00) to the undersigned Grantor, JP Morgan Chase Bank, as Trustee for registered holders of Salomon Brothers Mortgage Securities VII, Inc., Mortgage Pass-Through Certificates, Series 2001-2, a corporation, by Litton Loan Servicing, LP, as Attorney in Fact, (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 Renee E. Burger, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, Block 4, according to the survey of Brookfield, Second Sector, as recorded in Map Book 6, Page 16, in the Office of the Judge of Probate 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. Easement/right-of-way to Alabama Power Company as recorded in Book 121 Page 40, Book 127, Page 504, Book 245, Page 24 and Book 285, Page 280.
4. Permit to South Central Bell Telephone Company recorded in Book 285, Page 719.
5. Easement as to underground Cables recorded in Miscellaneous Book 7, Page 837.
6. Agreement with Alabama Power Company recorded in Miscellaneous Book 8, Page 131.
7. 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. 200405070002426000, in the Probate Office of Shelby County, Alabama.

\$ 73,000<sup>00</sup>/<sub>100</sub> of the above consideration was paid from the proceeds of a mortgage loan

closed simultaneously herewith.

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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 10<sup>th</sup> day of June, 2004.

JP Morgan Chase Bank, as Trustee for registered holders of  
Salomon Brothers Mortgage Securities VII, Inc., Mortgage  
Pass-Through Certificates, Series 2001-2  
By, Litton Loan Servicing, LP

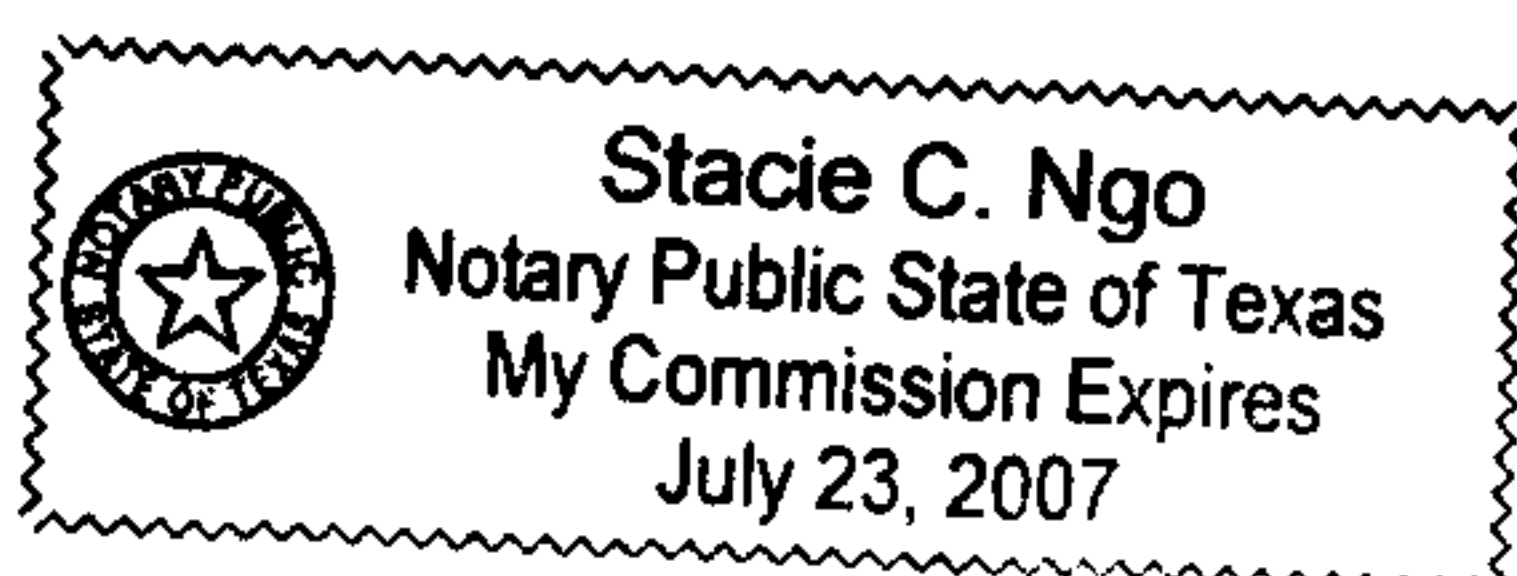
by, Stacey Bayley  
Its STACEY BAYLEY  
As Attorney in Fact **ASSISTANT VICE PRESIDENT**

STATE OF Texas

COUNTY OF Harris

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **STACEY BAYLEY**, whose name as Authorized Signatory of Litton Loan Servicing, LP, as Attorney in Fact for JP Morgan Chase Bank, as Trustee for registered holders of Salomon Brothers Mortgage Securities VII, Inc., Mortgage Pass-Through Certificates, Series 2001-2, 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, action in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 10<sup>th</sup> day of June, 2004.



Stacie Ngo  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2004-000568