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20040716000396570 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
07/16/2004 15:47:00 FILED/CERTIFIED

THE STATE OF ALABAMA
COUNTY OF SHELBY

MSP FILE NO: 382.0408163AL
LOAN NO: 0414752360/Johnson

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, whose principal place of business is located at Suite 200, 1270 Northland Drive, Mendota Height, MN 55120, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **JP MORGAN CHASE BANK, AS TRUSTEE** (2255 North Ontario, Suite 400, Burbank, CA 91504-3190), its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

Lot 69, according to the Survey of Phase III, Wynlake Subdivision, as recorded in Map Book 21, Page 84, in the Probate Office of Shelby County, Alabama.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said, **JP MORGAN CHASE BANK, AS TRUSTEE**, its successors and/or assigns, forever.

IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC, has caused this conveyance to be executed in its name by its
undersigned officer(s), this 1 day of July, 2004.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC

ATTEST

By: [Signature]

TITLE: Assistant Vice President

By: [Signature]

TITLE: Assistant Vice President

(Corporate Seal)

THE STATE OF Minnesota
COUNTY OF Dakota

I, the undersigned Notary Public in and for said State and County, do hereby
certify that Rick Wilken and Chris Anderson
of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, are signed to
the foregoing conveyance and who are known to me, acknowledged before me on this
day that, being informed of the contents of this conveyance, they, as such officers and
with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 1 day of July,
2004.

Laura A. Bondgien
NOTARY PUBLIC
My Commission Expires:

