

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

Send Tax Notice to:
Mansoureh Saremi
Hosein Eslami
2106 Honey Locust Lane
Huntsville, AL 35803

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-five thousand and 00/100 Dollars (\$125,000.00) to the undersigned Grantor, Bank One, National Association, as Trustee, a corporation, by Residential Funding Corporation, as Attorney in Fact, (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 Mansoureh Saremi, and Hosein Eslami, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19-A according to a Resurvey of Lots 15, 16, 17, 18, 19, and 20, Chase Plantation 3rd Sector, as recorded in Map Book 9, Page 118, 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. Oil, gas and petroleum and sulfur minerals in Deed Book 127, Page 140
4. Transmission Line Permits to Alabama Power Company in Deed Book 127, Page 407, Deed Book 151, Page 451, Deed Book 179, Page 79 and Deed Book 332, Page 554.
5. Title to oil, gas and petroleum and sulfur together with all rights and privileges belonging thereto in Deed Book 127, Page 140, Doc.# 631896 and Book 306, Page 317.
6. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) as recorded in Misc. Book 14, Page 536 and amended restrictions in Misc. Book 17, Page 550, Misc. Book 34, Page 549, Real 11, Page 336 and Deed Book 335, Page 175.
7. Restrictions to use as residential townhouses as shown in Item #6 of deeds recorded in Deed Book 335, Page 175 and Deed Book 356, Page 358.
8. Restrictions to square footage in Item # 7 of deeds recorded in Book 335, Page 175 and Deed Book 356, Page 358.
9. 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. 20040317000136930, in the Probate Office of Shelby County, Alabama.

Lender's Title

\$ 112,500.00 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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27 day of August, 2004.

Bank One, National Association, as Trustee
By, Residential Funding Corporation

by, _____
Its _____

As Attorney in Fact

Louis A. Amaya

STATE OF California
COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Louis A. Amaya**, whose name as _____ Vice-president of Residential Funding Corporation, as Attorney in Fact for Bank One, National Association, as Trustee, 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 27 day of August, 2004.

20040901000488370 Pg 2/2 26.50
Shelby Cnty Judge of Probate, AL
09/01/2004 09:23:00 FILED/CERTIFIED

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2004-000293

