

This Instrument Prepared By:

Scott J. Humphrey, L.L.C.
3829 Lorna Road, Suite 312
Hoover, Alabama 35244

Send Tax Notice To:

Anthony E. Kourmoulis
232 17th Street
Calera, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

PREPARED WITHOUT BENEFIT OF SURVEY

SPECIAL STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Fifty Seven Thousands Dollars and No/100 (\$57000.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

JP MORGAN CHASE BANK AS TRUSTEE

herein referred to as "Grantor") grants, bargains, sells and conveys unto:

ANTHONY KOURMOULIS

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

LOTS 5 AND 6, IN BLOCK 94, ACCORDING TO J.H. DUNSTAN'S MAP OF THE TOWN OF CALERA, ALABAMA, AS SHOWN ON FILE IN THE TOWN HALL OF CALERA, ALABAMA.

SUBJECT TO:

1. All assessments and taxes for the year 2003 and all subsequent years, which are not yet due and payable.
2. Right or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.
3. Any minerals or mineral rights leased, granted or retained by current or prior owners.

TO HAVE AND TO HOLD unto the said Grantee, his/hers/its/ their heirs and assigns forever.


SUBJECT TO STATUTORY RIGHT OF REDEMPTION, if any, of all parties lawfully entitled thereto pursuant to the Code of Alabama(1975), and the amendments thereto.

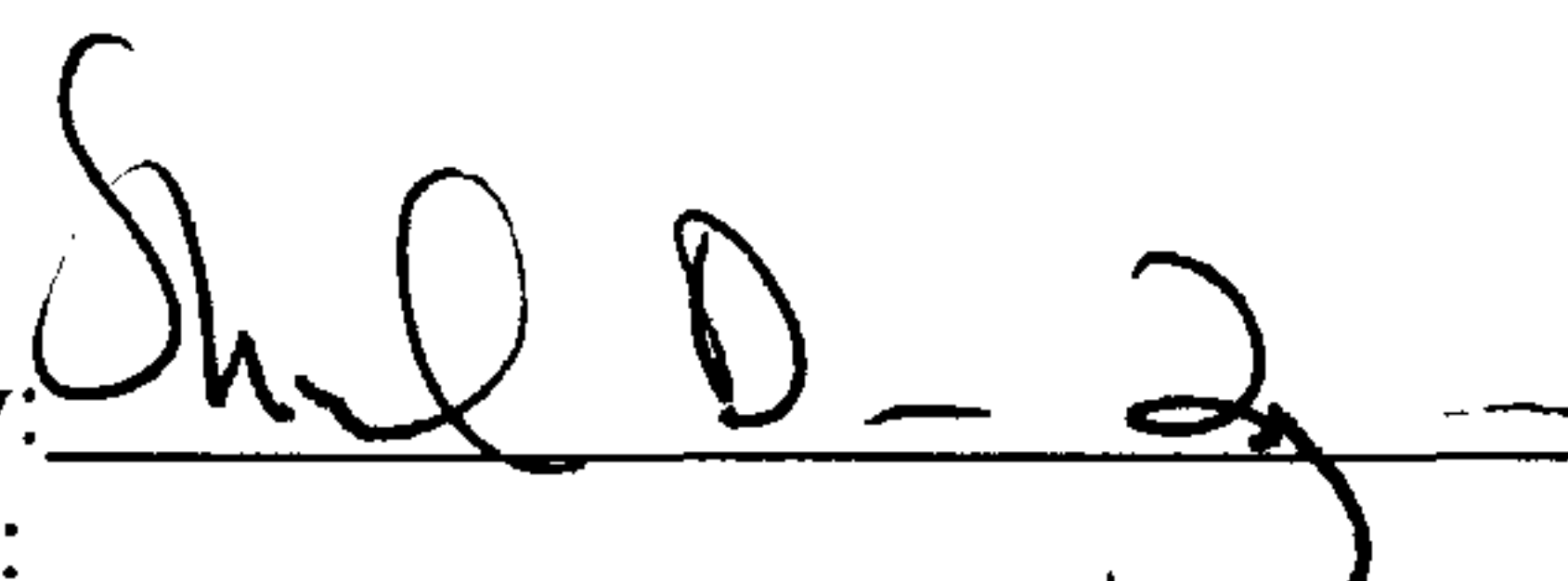
PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, by **Sharmel Dawson-Tyau**, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29 day of October, 2004.

ATTEST:

JP MORGAN CHASE BANK AS TRUSTEE

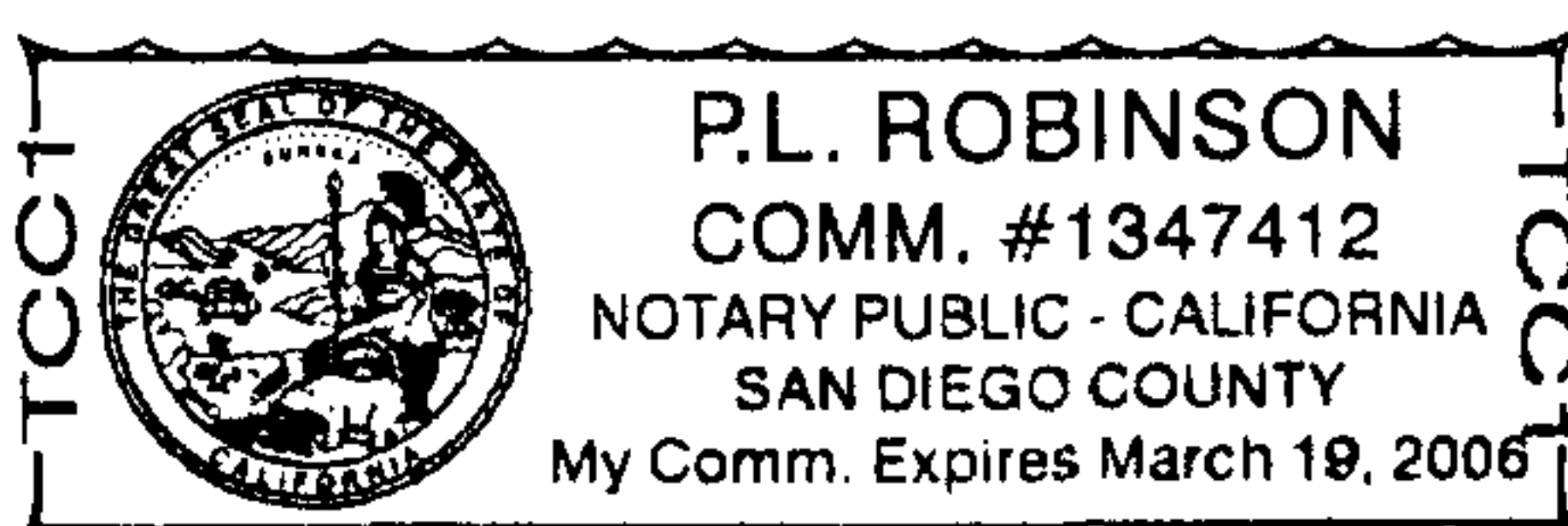

Its: **Lina Kalambayi**
Assistant-Secretary


By: 
Its: **Sharmel Dawson-Tyau**
Asst-VP

STATE OF CA)
COUNTY OF San Diego)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that **Sharmel Dawson-Tyau**, whose name as Asst Vice-president 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 29 day of October, 2004.




Notary Public
My Commission Expires: 3-19-06