


\$154,900 pd by
mortgage and deed
is being recorded
simultaneously.


20041216000686640 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
12/16/2004 10:40:00 FILED/CERTIFIED

SPECIAL WARRANTY DEED

State of ALABAMA)
County of SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE HUNDRED FIFTY FOUR THOUSAND NINE HUNDRED AND 00/100 dollars (\$154,900.00)** cash in hand paid to **JPMORGAN CHASE BANK, AS TRUSTEE**, (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said **ANDREA F. JONES AND MARK R. JONES**, (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in **SHELBY County, ALABAMA**, to-wit:

LOT 11, ACCORDING TO THE SURVEY OF KINGWOOD, AS RECORDED IN MAP BOOK 6, PAGE 40, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any rights of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in INSTRUMENT #200409080000499866.

IN WITNESS WHEREOF, JPMORGAN CHASE BANK, AS TRUSTEE, has caused these present to be executed in its name and on its behalf as aforesaid, on this the 22 day of November, 2004.


JPMORGAN CHASE BANK, AS TRUSTEE
Sharmel Dawson-Tyau

STATE OF California
COUNTY OF San Diego

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **Sharmel Dawson-Tyau** and ASST VP, whose names as ASST VP and — respectively, of JPMORGAN CHASE BANK, AS TRUSTEE, 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 said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid, on the day that bears the same date.

Given under my hand and official seal this 22 day of November, 2004


NOTARY PUBLIC

(Seal)

My commission expires: _____

This instrument prepared by:
JEREMY D. CROW
MORRIS & SCHNEIDER, P.C. ("M&S")
5346 STADIUM TRACE PARKWAY, SUITE 200
HOOVER, AL 35244
AL-100401141

