



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

Send Tax Notice to:
James W. Parker

2164 PELHAM PARKWAY
PELHAM AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred three thousand and 00/100 Dollars (\$103,000.00) to the undersigned Grantor, Wells Fargo Bank Minnesota, N.A., as Trustee, a corporation, by Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation, 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 James W. Parker, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Buck Creek Landing, as recorded in Map Book 20, Page 136 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to American Telephone and Telegraph Company as recorded in Book 213 Page 990.
4. Easement/right-of-way to Shelby County as recorded in Book 216 Page 584.
5. Easement/right-of-way to Alabaster Water & Gas Board as recorded in Instrument No. 1996-4043.
6. Water line agreement to Alabaster Water & Gas Board as recorded in Instrument Number 1992-18725.
7. Subject to covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) recorded in Instrument Number 1996-6647.

8. 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. * , in the Probate Office of Shelby County, Alabama.
* 20031222000820360

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 7th day of February, 2005.

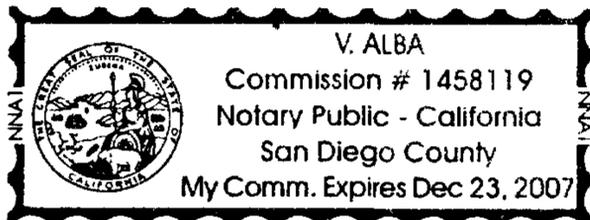
Wells Fargo Bank Minnesota, N.A., as Trustee
By, Chase Home Finance, LLC, successor by merger to
Chase Manhattan Mortgage Corporation

by, [Signature]
Its JOE LANNING, VICE PRESIDENT
As Attorney in Fact

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe Lanning, whose name as Vice President of Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation, as Attorney in Fact for Wells Fargo Bank Minnesota, N.A., 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 7th day of February, 2005.



[Signature]
NOTARY PUBLIC
My Commission expires: 12-23-07
AFFIX SEAL

2003-001334