

8 MORTGAGE BEING
RECORDED SIMULTANEOUSLY
WITH DEED



20050322000127830 1/2 \$175.50
Shelby Cnty Judge of Probate, AL
03/22/2005 10:18:04AM FILED/CERT

SPECIAL WARRANTY DEED

State of ALABAMA)
County of SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 dollars (\$265,000.00)** cash in hand paid to **JP MORGAN CHASE BANK, AS TRUSTEE**, (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said **ROBERT E. PICKETT AND ELAINE V. PICKETT**, (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 4, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 37TH ADDITION, AS RECORDED IN MAP BOOK 19, PAGE 7, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

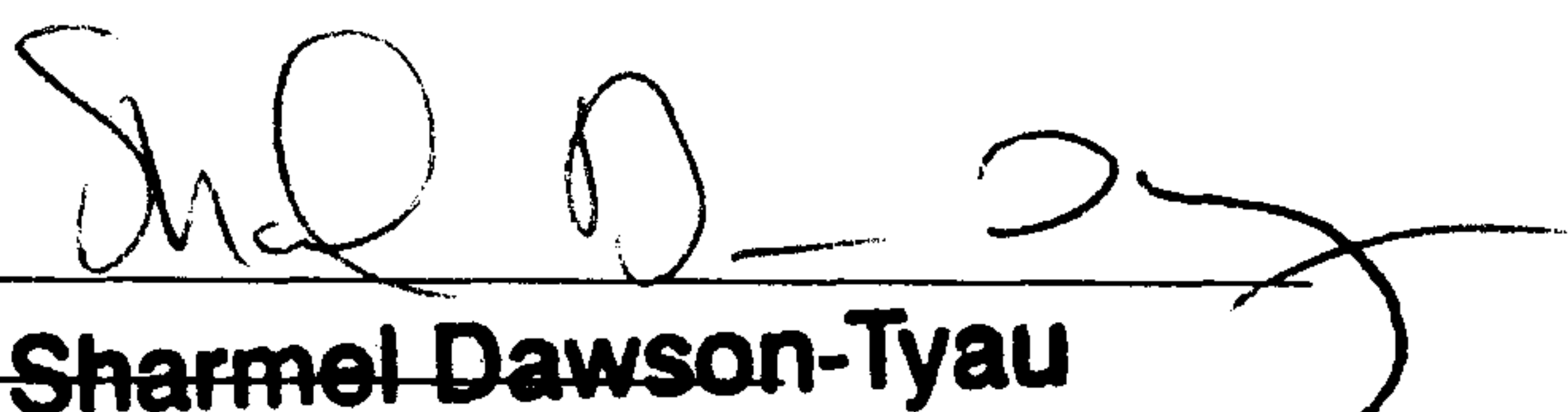
TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

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 NUMBER 2004092800535330 IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA.**

IN WITNESS WHEREOF, **JP MORGAN CHASE BANK, AS TRUSTEE**, has caused these present to be executed in its name and on its behalf as aforesaid, on this the 16th day of February, 2005.

**JP MORGAN CHASE BANK, AS TRUSTEE BY
RESIDENTIAL FUNDING CORPORATION AS
ATTORNEY IN FACT**

BY: 
Sharmel Dawson-Tyau

ATTEST: 
Lina Kalambayi

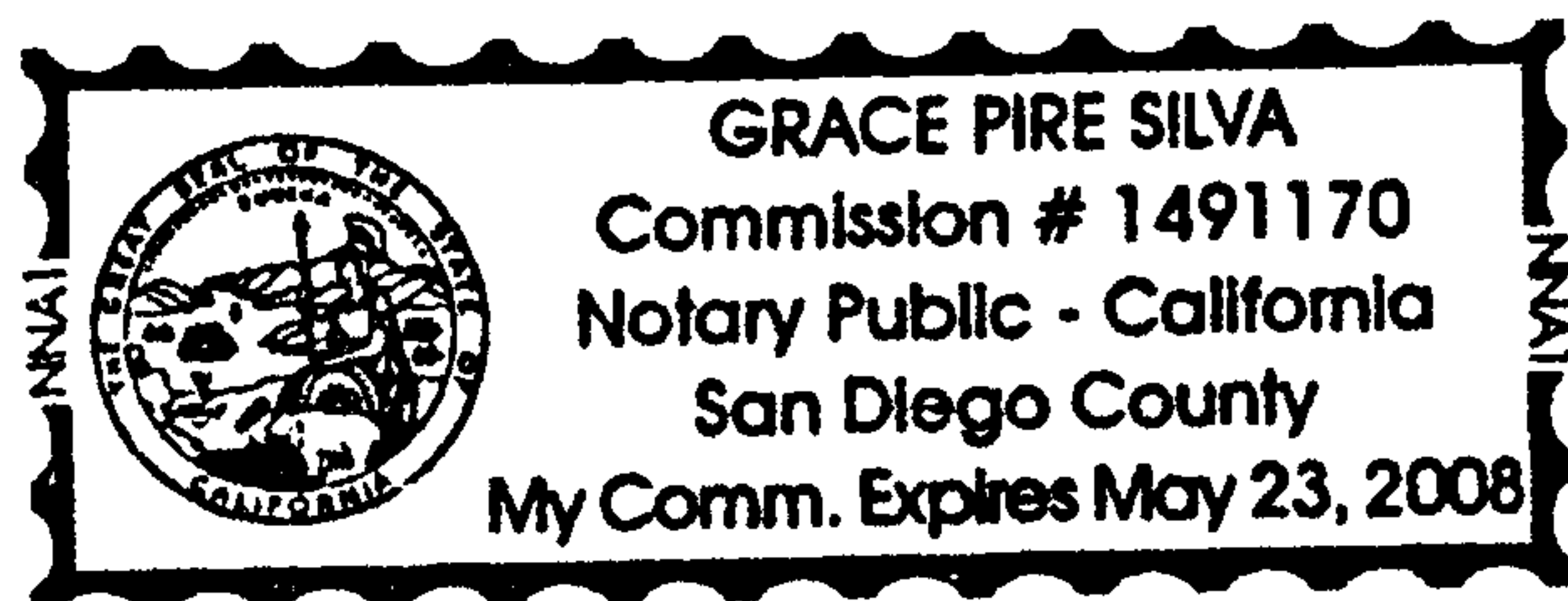
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

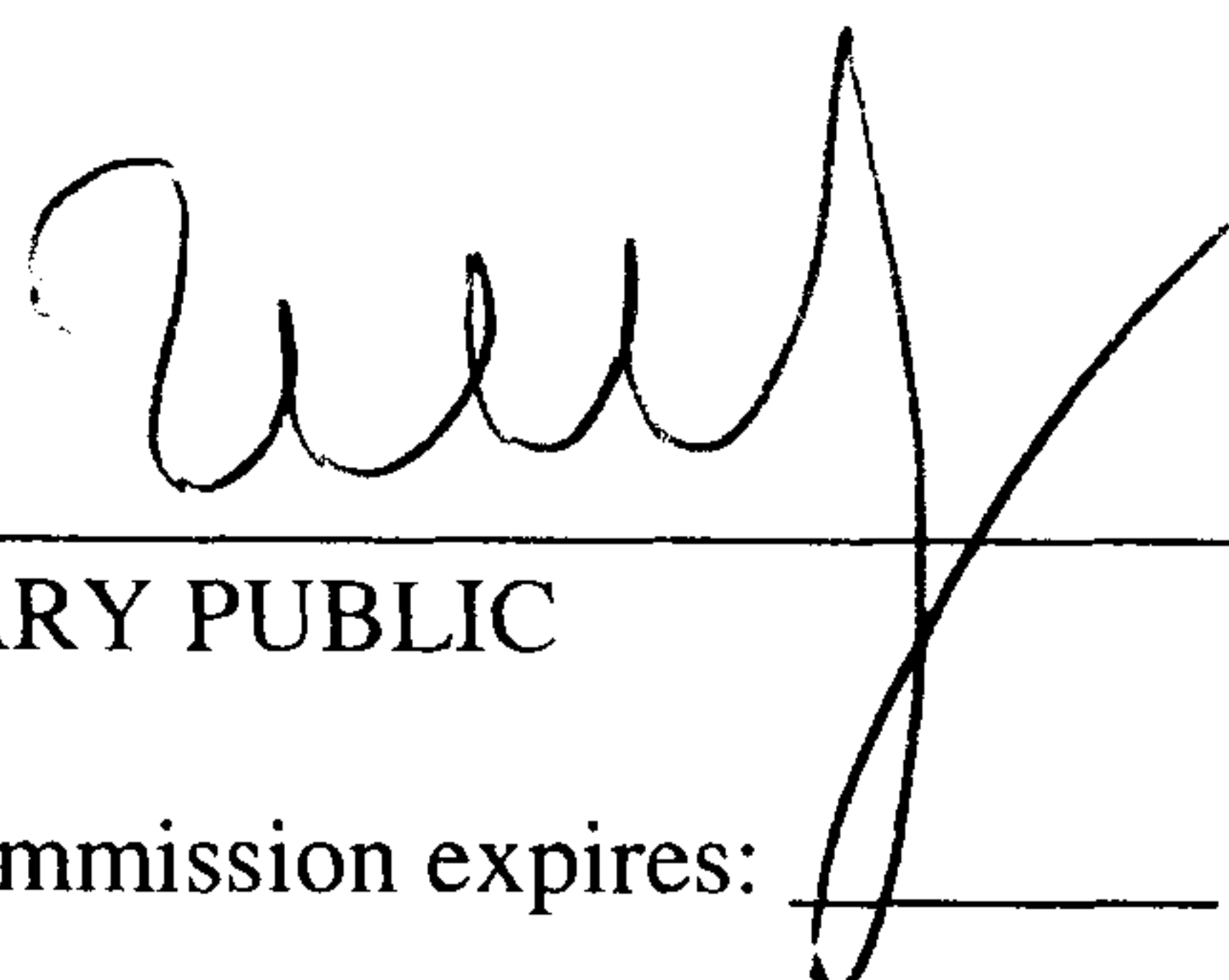
I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **Sharmel Dawson-Tyau** and Lina Kalambayi, whose names as Assistant Vice-president and Assistant-secretary, respectively, of **Residential Funding Corporation as Attorney in Fact for JP MORGAN CHASE BANK, 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 16th day of February, 2005.

Shelby County, AL 03/22/2005
State of Alabama

Deed Tax: \$161.50




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-090401074