$118,500.00
Value

20050411000166190 1/2 $14.00
Shelby Cnty Judge of Probate, AL
04/11/2005 08:10:21AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that JP MORGAN CHASE BANK, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT, DATED AS OF DECEMBER 1, 2002, AMONG CREDIT-BASED ASSET SERVICING AND SECURITIZATION LLC, FINANCIAL ASSET SECURITIES CORP., LITTON LOAN SERVICING LP AND JP MORGAN CHASE BANK, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2002-CB6, WITHOUT RECOURSE, the Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations hereby acknowledged to have been paid to the said Grantor by SHARONDA WASHINGTON, the Grantee, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee , subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

Lot 31, Block 9, Amended Map, Bermuda Lake Estates, Second Sector, Section 3, Township 21 South, Range 3 West, as recorded in Map Book 10, at Page 88, in the Office of the Judge of Probate of Shelby County, Alabama;
($118,500.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)
EXCEPTING THEREFROM such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others; it being the intention of the Grantor to convey to Grantee only the interest Grantor own therein, if any;

together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee, her heirs and assigns of such survivor, forever.

This conveyance is made subject to the following:

1. Building setback line(s) and easement(s) as shown on recorded plat of subdivision.

2. Easements, reservations, restrictions and rights of way of record affecting the property described above.

Subject, however, to all statutory rights of redemption existing by virtue of foreclosure sale of said property held on the 29th day of November, 2004, as evidenced by Auctioneer's Deed recorded in Instrument Number 20041209000674790, of said Probate Court records, pursuant to powers of sale contained in that certain mortgage from Yvette M. Vincent, a single woman, to Accredited Home Lenders, Inc., dated August 2, 2002 and recorded in Instrument Number 20020819000391190, Probate Records of Shelby County, Alabama.

J.R. Moreau

Grantees accept this conveyance with full knowledge of the condition of the improvements located on said property, which property is accepted by grantee in its "AS IS" CONDITION WITH NO WARRANTIES EXPRESSED OR IMPLIED.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this the 18th day of February, 2005.

JP MORGAN CHASE BANK, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT, DATED AS OF DECEMBER 1, 2002, AMONG CREDIT-BASED ASSET SERVICING AND SECURITIZATION LLC, FINANCIAL ASSET SECURITIES CORP., LITTON LOAN SERVICING LP AND JP MORGAN CHASE BANK, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2002-CB6, WITHOUT RECOURSE

By: Stacey Bayley (SEAL)
Stacey Bayley
Vice President
LITTON LOAN SERVICING , LP
ATTORNEY-IN-FACT

STATE OF TEXAS
COUNTY OF HARRIS

I, the undersigned notary public in and for said state and county, hereby certify that Stacey Bayley, whose name as Vice President of Litton Loan Servicing LP as Attorney-in-Fact of JP MORGAN CHASE BANK, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT, DATED AS OF DECEMBER 1, 2002, AMONG CREDIT-BASED ASSET SERVICING AND SECURITIZATION LLC, FINANCIAL ASSET SECURITIES CORP., LITTON LOAN SERVICING LP AND JP MORGAN CHASE BANK, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2002-CB6, WITHOUT RECOURSE, 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 said conveyance, he/she as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 18th day of February, 2005.

LYNNELL MARLOW
MY COMMISSION EXPIRES
January 8, 2009

Lynnell Marlow
Notary Public
My Commission Expires: 01/08/2009

The Grantees' address is:

200 Dolphin Circle

Alabaster, Alabama 35007

20050411000166190 2/2 $14.00
Shelby Cnty Judge of Probate,AL
04/11/2005 08:10:21AM FILED/CERT

This instrument was prepared by:

BETH McFADDEN ROUSE
McFadden, Lyon & Rouse, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251)342-9172