

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

Send Tax Notice to:  
Amanda Blalock

715 Barkley Circle  
Alabaster, Alabama 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred fifty thousand and 00/100 Dollars (\$150,000.00) to the undersigned Grantor, JP Morgan Chase Bank, as Trustee, a corporation, by Residential Funding 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 Amanda Blalock, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 52, according to the survey of Silver Creek, Sector 1, as recorded in Map Book 26, Page 144, 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. Agreement with the City of Alabaster as recorded in Inst. No. 1998-29227.
4. Easement to Plantation Pipeline as recorded in Deed Book 112, page 378.
5. Transmission Line Permits to Alabama Power Company as recorded in Deed Book 101, Page 25; Deed Book 105, Page 26; and Deed Book 117, Page 280.
6. 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. 20050404000152810, in the Probate Office of Shelby County, Alabama.

**\$30,000.00**

**\$ 120,000.00** and /of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

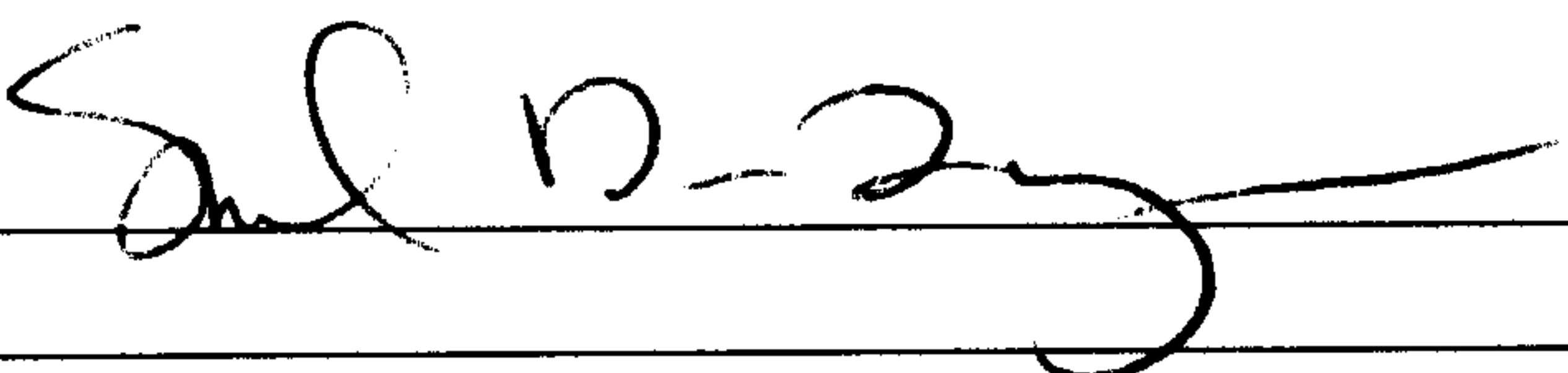
TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 2<sup>nd</sup> day of June, 2005.

JP Morgan Chase Bank, as Trustee  
By, Residential Funding Corporation

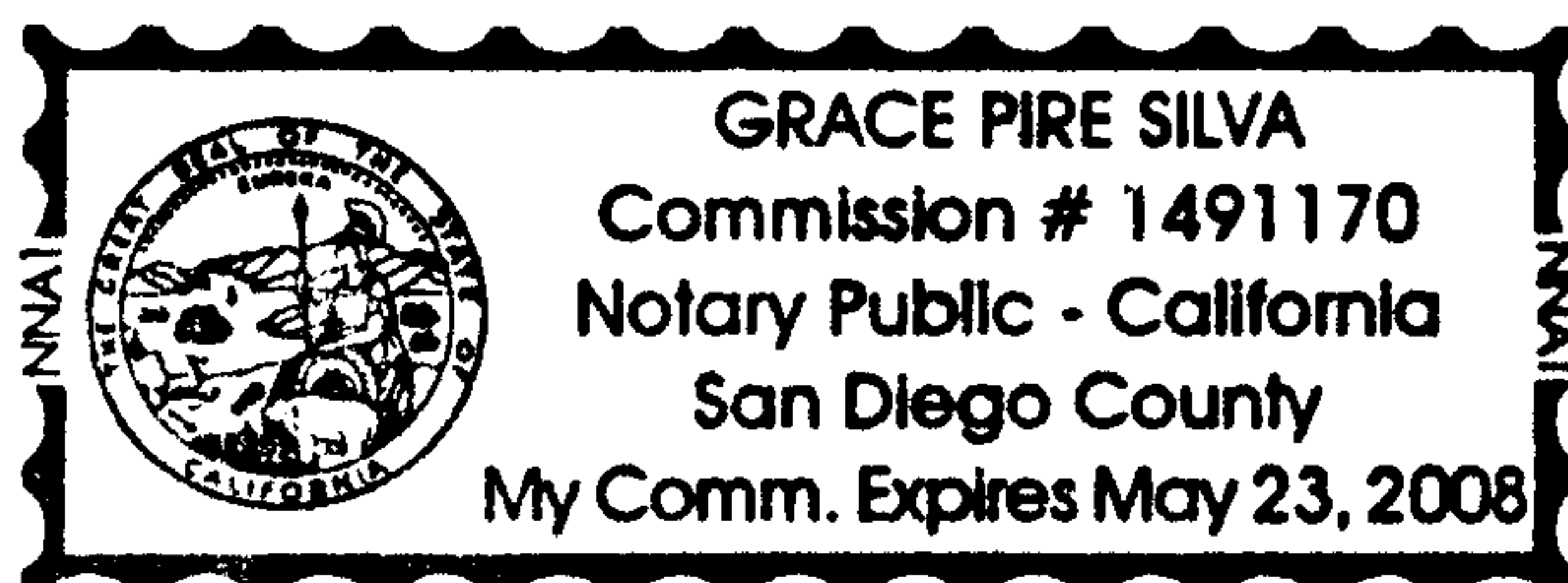
Sharmel Dawson-Tyau

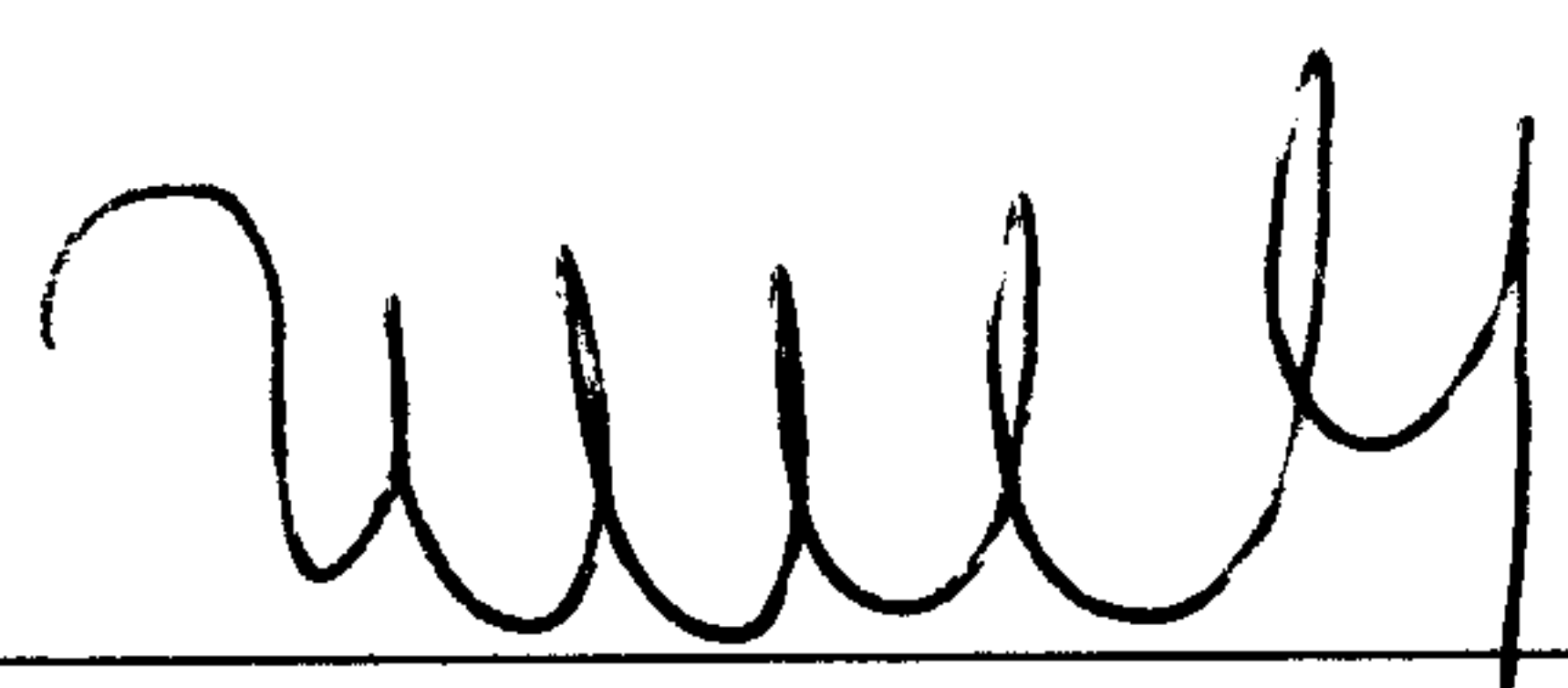
by,   
Its \_\_\_\_\_  
As Attorney in Fact

STATE OF California  
COUNTY OF San Diego


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sharmel Dawson-Tyau, whose name as \_\_\_\_\_ Vice-president of Residential Funding Corporation, as Attorney in Fact for JP Morgan Chase Bank, 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 2<sup>nd</sup> day of June, 2005.



  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2005-000670

  
20050629000321860 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
06/29/2005 08:27:19AM FILED/CERT