



20060112000020170 1/2 \$29.00
Shelby Cnty Judge of Probate, AL
01/12/2006 11:09:29AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF CHRISTOPHER R. SMITHERMAN, LLC
POST OFFICE BOX 261
725 WEST STREET
MONTEVALLO, AL 35115
(205) 665-4357

Send Tax Notice:
John Paul Enlow
Sherry A. Enlow
200 Oxford Circle
Montevallo, AL 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) **SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, this deed made this the 21st day of January, 2005 by and between Chase Home Finance LLC, a Delaware Limited Liability Company, successor to Chase Manhattan Mortgage Corporation pursuant to Certificate of Merger effective January 1, 2005, (hereafter referred to as Grantor), and John Paul Enlow and wife, Sherry A. Enlow (hereinafter referred to as Grantees) for;

WITNESS THAT:

The Grantor for and in consideration of the sum of **Seventy-Three Thousand Nine Hundred & 00/100 Dollars (\$73,900.00)** in hand paid by the Grantees, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantees herein as joint tenants, with right of survivorship, the following described real estate in **Shelby County, Alabama**, to-wit:

Lot 24, according to the survey of Canterbury Estates, 1st Addition, as recorded in Map Book 16, Page 67, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama

Subject to the statutory right of redemption from the foreclosure of that certain mortgage given by Kenneth S. Spradlin, Sr., and Deana L. Spradlin to Chase Manhattan Mortgage Corporation recorded in Instrument #1996-37754 in the Probate Office of Shelby County, Alabama. Said foreclosure being evidenced by foreclosure deed to Chase Manhattan Mortgage Corporation, recorded in Instrument #20050112000019800, dated January 12, 2005 in the Probate Office of Shelby County, Alabama. This right of redemption expires on January 12, 2006.

Subject to all items of record.

NOTE: PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HERewith, IN FAVOR OF BANK OF AMERICA N.A., IN THE SUM OF \$59,120.00.

TO HAVE AND TO HOLD to the same unto the Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not herein shall take as tenant in common.

And the Grantor does hereby covenant with Grantees, except as above noted that, at the time of delivery of this deed, the premises were free from all encumbrance made by it and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under it as Grantor herein but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 21st day of December, 2005.

GRANTOR

John Lamarca (L.S.)
 Chase Home Finance LLC
 By: JOHN LAMARCA, VICE PRESIDENT
 Its: _____

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STATE OF Florida)
Broward COUNTY)

ACKNOWLEDGMENT

I, _____, a Notary Public in and for said County, in said State, hereby certify that John Lamarca, whose name as Vice President for Chase Home Finance LLC, a Delaware Limited Liability Company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Deed, _____ as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 21st day of December, 2005.

Sylvia Calderon
 NOTARY PUBLIC
 My Commission Expires: 09/22/09

NOTARY PUBLIC-STATE OF FLORIDA
 Sylvia I. Calderon
 Commission # DD474750
 Expires: SEP 22, 2009
 Bonded Thru Atlantic Bonding Co., Inc.