



20060207000063420 1/2 \$139.50
Shelby Cnty Judge of Probate, AL
02/07/2006 03:02:22PM FILED/CERT

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

Send Tax Notice to:

Nora M. Rodriguez

Karen Fish

*101 Talmadge Dr.
Pelham, AL 35124*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-five thousand two hundred fifty and 00/100 Dollars (\$125,250.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Nora M. Rodriguez, and Karen Fish, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 389, according to the Survey of Waterford Highlands Sector 1, as recorded in Map Book 27, Page 137, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to F. Craig Mitchell as recorded in Book 259 Page 725.
4. Easement/right-of-way to Milford Lee as recorded in Book 317 Page 30.
5. Easement/right-of-way to Shelby County as recorded in Book 240 Page 36.
6. Mineral and mining rights as recorded in Book 345 Page 744 and in Instrument No. 1995-1640.
7. Restrictions appearing of record in Instrument No. 2001-12818, in the Probate Office of Shelby County, Alabama.
8. Terms and Conditions as contained in that certain deed recorded in Instrument No. 1995-1640.
9. Release of damages recorded in Instrument No. 1995-1640 and Real 345, Page 744.
10. Restrictions, easement and building lines as shown on recorded plat.
11. Grant to State of Alabama for Railroad as set out in Real 278, Page 5.
12. 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. 20051028000561800, in the Probate Office of Shelby County, Alabama.

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 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 thereby 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 survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 2nd day of February, 2006.

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

by, [Signature]
Its _____ Vice-president
As Attorney in Fact

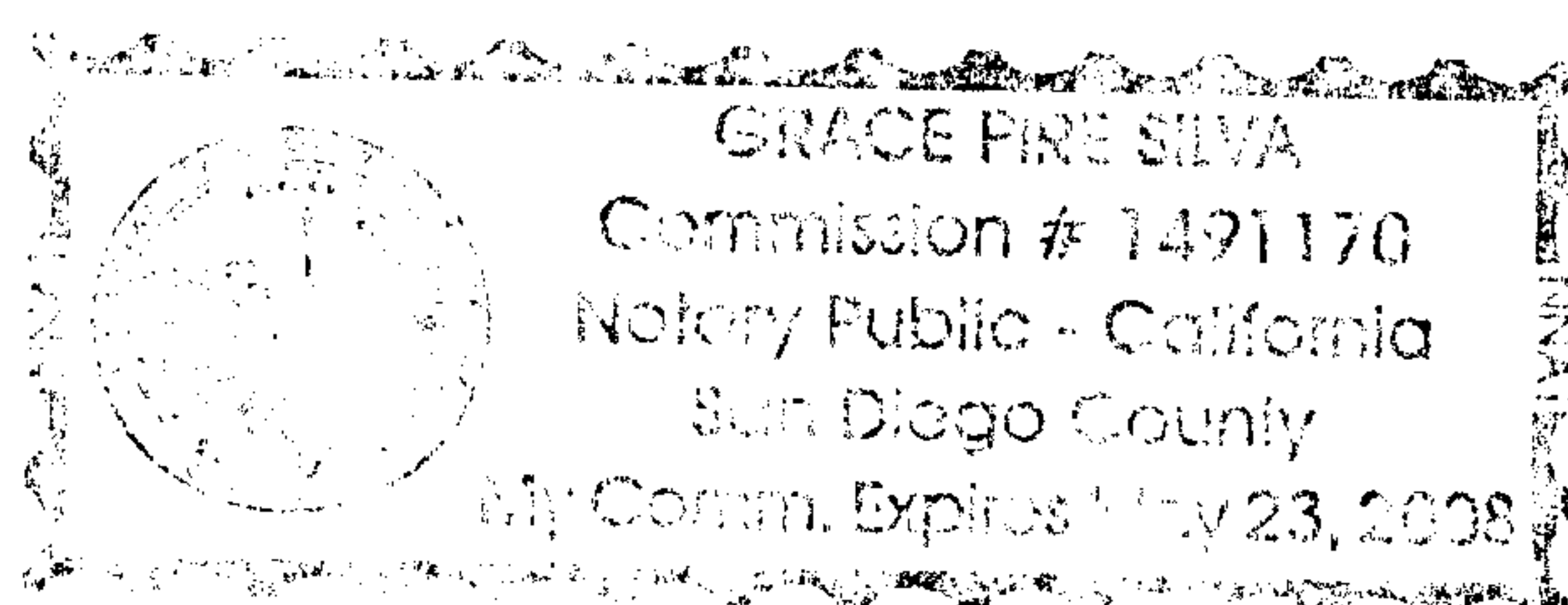
Shelby County, AL 02/07/2006
State of Alabama

Deed Tax: \$125.50

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 2nd day of February, 2006.



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL