

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

Send Tax Notice to:
C. G. Canter, Jr.

*P.O. Box 361303
Birmingham, AL 35236*

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 C. G. Canter, Jr., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 100, according to the Survey of Summerbrook, Sector 5, Phase I, as recorded in Map Book 21, Page 55, 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. Easement/right-of-way to Southern Natural Gas Corporation as recorded in Book 90 Page 445 and Book 90, Page 333.
4. Easement/right-of-way to Plantation Pipeline Company as recorded in Book 112 Page 364; Book 112, page 280 and Book 212, Page 635 .
5. Easement/right-of-way to Alabaster Water and Gas Board as recorded in Book 278 Page 391.
6. Declaration of Protective Covenants, Conditions, Restrictions, and rights recorded in the Instrument No. 1996-22426.
7. 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. 20050624000314120, 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 21st day of February, 2006.

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

by, [Signature]
Its _____ Vice-president
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 21st day of February, 2006.



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2005-000920