



20060323000137470 1/2 \$132.00  
Shelby Cnty Judge of Probate, AL  
03/23/2006 02:03:57PM 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:

Alfred M. Thompson

Roberta C. Thompson

*57 Village Trail  
Calera, AL 35040*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighteen thousand and 00/100 Dollars (\$118,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Alfred M. Thompson, and Roberta C. Thompson, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 339, according to the Survey of Waterford Village - Sector 2, as recorded in Map Book 30, Page 112, 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 Shelby County as recorded in Book 240 Page 36.
4. 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. 20051017000539080, 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.

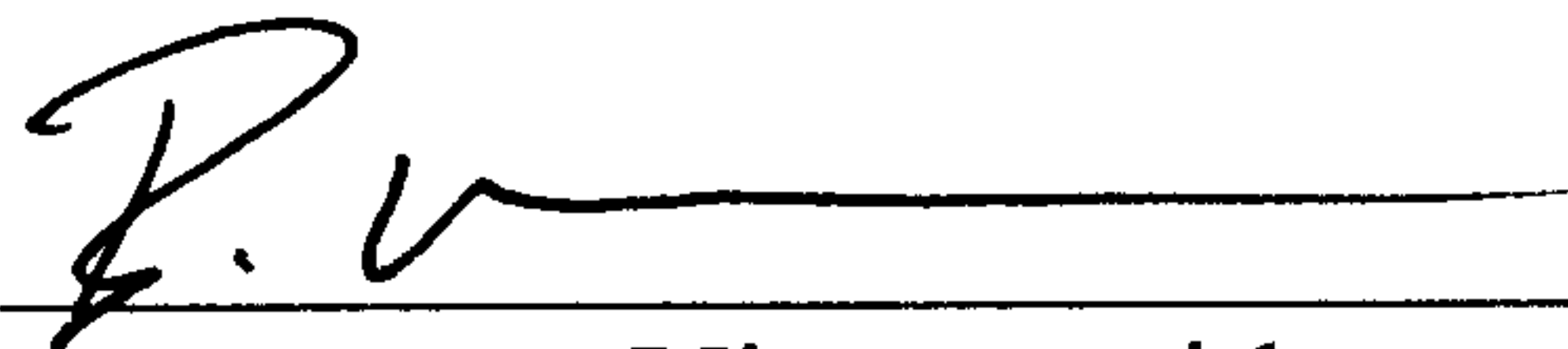
TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

Shelby County, AL 03/23/2006  
State of Alabama

Deed Tax: \$118.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20<sup>th</sup> day of March, 2006.

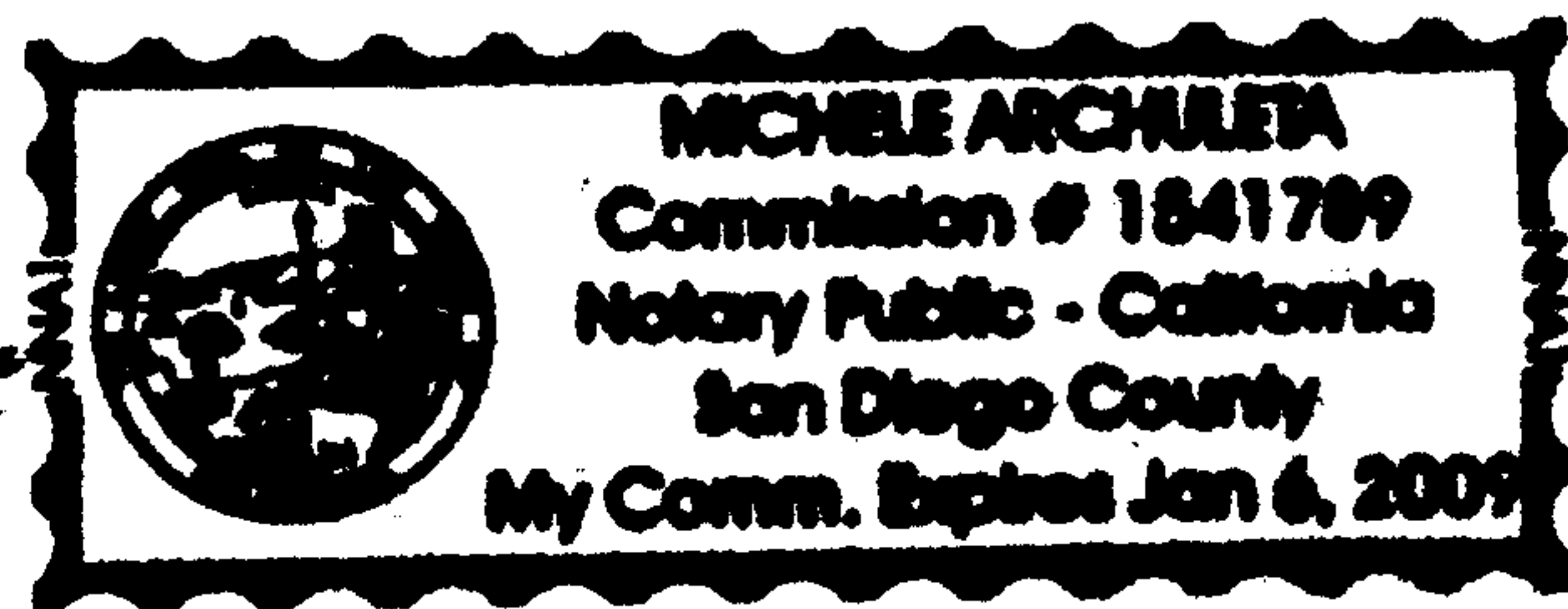
JP Morgan Chase Bank, as Trustee  
By, Residential Funding Corporation

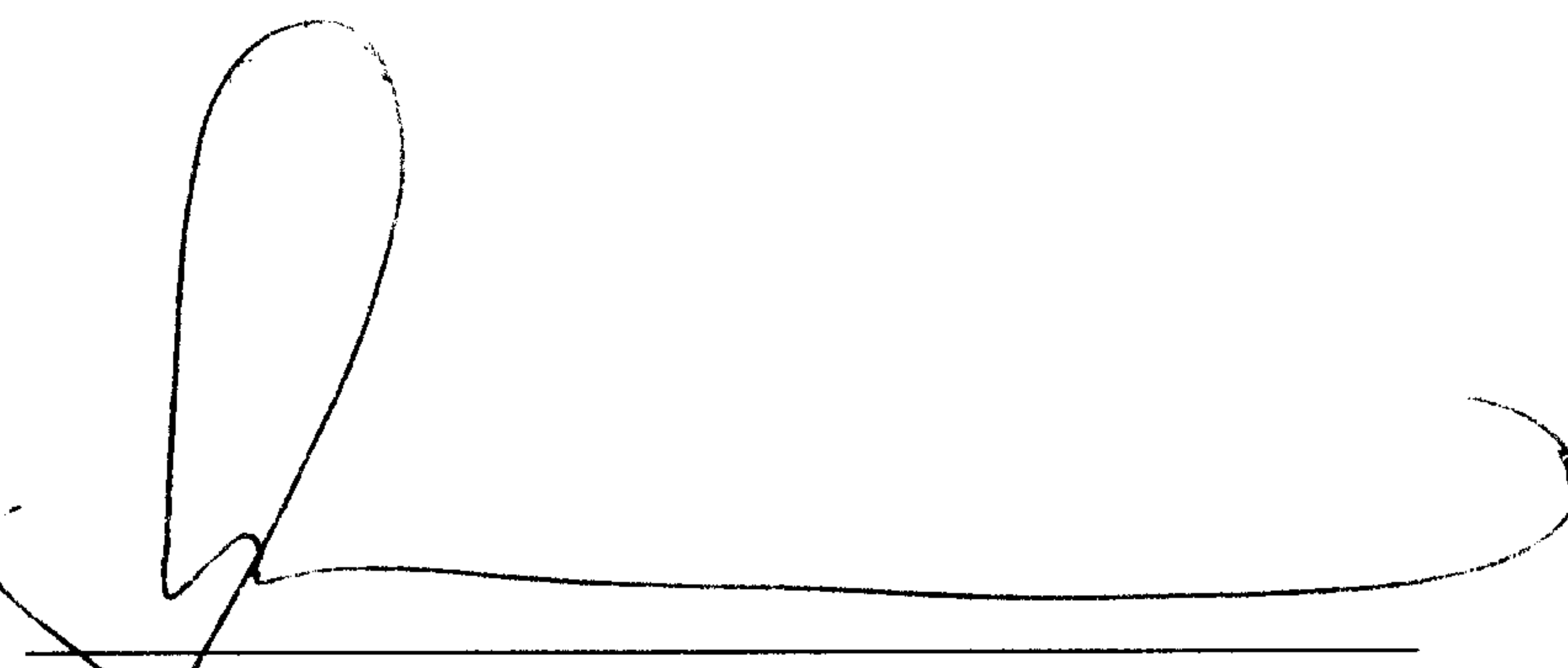
by,   
Its \_\_\_\_\_ Vice-president  
As Attorney in Fact

STATE OF California  
COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bill Mueller**, whose name as Senior 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 20<sup>th</sup> day of March, 2006.



  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2005-001338