20060403000152390 1/2 \$52.00 Shelby Cnty Judge of Probate, AL 04/03/2006 11:01:08AM 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:
Christopher E. Carter
Sara C. Carter

(1886)

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighty-nine thousand nine hundred and 00/100 Dollars (\$189,900.00) 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 Christopher E. Carter, and Sara C. Carter, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 82, according to the survey of Beaver Creek Preserve Second Sector, as recorded in Map Book 26, Page 54, 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.
- Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
- Easement/right-of-way to Harris & Barrow as recorded in Instrument No.1998-29314.
- 4. Easement/right-of-way to Alabama Power Company as recorded in Book 263 Page 46 and.
- 5. Restrictions appearing of record in Instrument No. 1998-29313 and amended in Instrument No. 2000-19725.
- 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. 20060123000034110, in the Probate Office of Shelby County, Alabama.

 $\frac{15i}{90000}$ 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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this 27th day of March, 2006.

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

As Attorney in Fact

Sharmel Dawson-Tyau

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 27th day of March, 2006.

Shelby County, AL 04/03/2006 State of Alabama

Deed Tax:\$38.00

MCHELE ARCHULETA
Commission # 1541789
Notary Public - Cattornia
San Diego County
My Comm. Expires Jan 6, 2009

NIOTADIZ

NOTARY PUBLIC
My Commission expires:

AFFIX SEAL

2006-000069