

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

863 Beaver Creek Plany
Pellmar Tr 35124

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.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. 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.

\$ 151,900.00 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.



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