

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

Send Tax Notice to:  
Stephanie E. McNeill  
Larry N. Mcannally  
770 Hwy. 253  
Montevallo, AL 35115

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-nine thousand and 00/100 Dollars (\$79,000.00) 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 Stephanie E. McNeill, and Larry N. Mcannally, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

A lot or parcel of land situated in the NE 1/4 of the SE 1/4 of Section 34, Township 21 South, Range 4 West and being more particularly described as follows:

Commence at the Southwest corner of the above said quarter-quarter, thence run easterly and along the south line for 290.00 feet to the point of beginning; thence continue along the last described course for 210.00 feet; thence turn an angle to the left 90 degrees 00 minutes and run North for 210.00 feet; thence turn an angle to the left of 90 degrees 00 minutes and run West for 210.00 feet; thence turn an angle to the left of 90 degrees 00 minutes and run South for 210.00 feet to the point of beginning.

Also a right of way or road for ingress and egress, being 20.00 feet in width, with its centerline being described as follows: Commence at the Southwest corner of the NE 1/4 of the SE 1/4 of Section 34, Township 21 South, Range 4 West; thence run easterly and along the South line for a distance of 500.00 feet; thence turn an angle to the left of 90 degrees 00 minutes and run North for 10.00 feet to the centerline of said road and the point of beginning; thence turn an angle to the right of 90 degrees 00 minutes and run East for 240.00 feet, more or less, to a Shelby County gravel road.

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. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
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. \_\_\_\_\_, in the Probate Office of Shelby County, Alabama.

\$ 79,000.00 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.

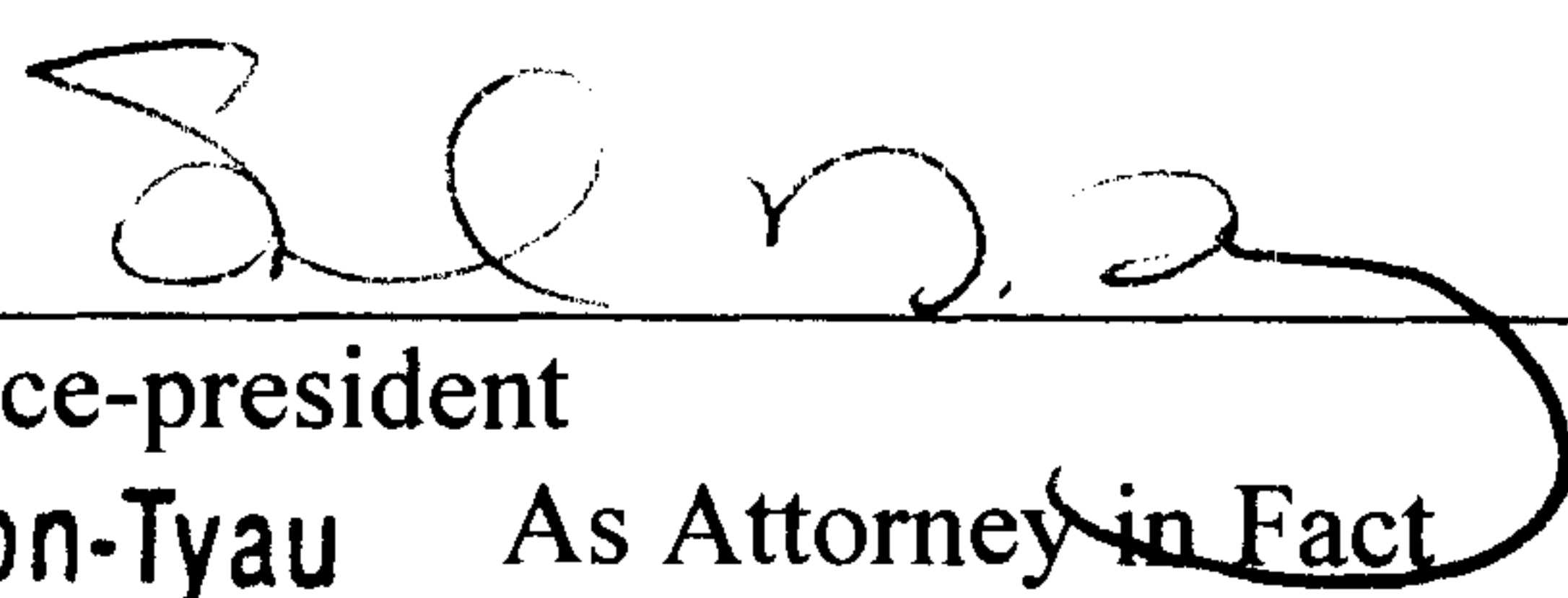
TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

*Panman*



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this 10<sup>th</sup> day of April, 2006.

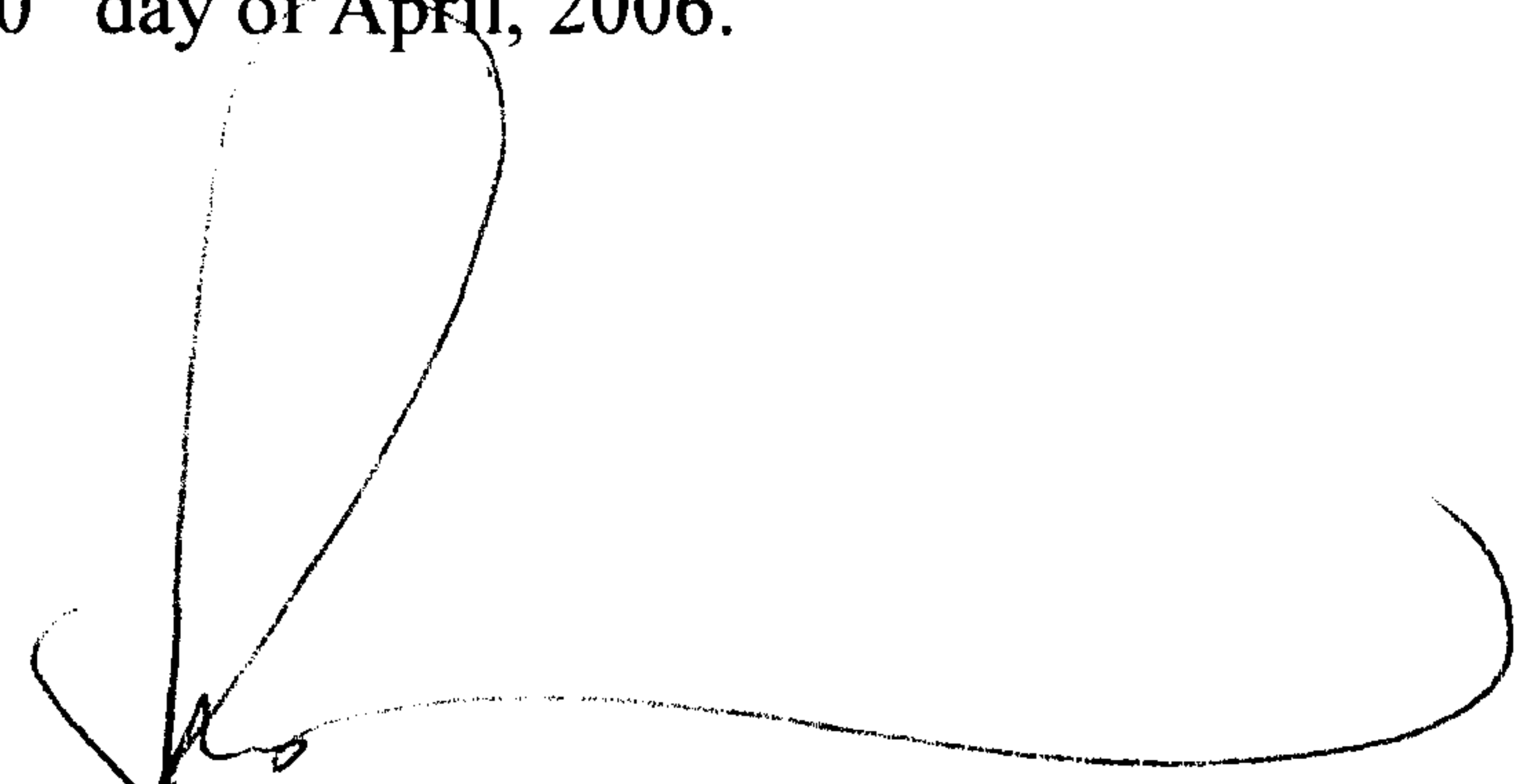
JP Morgan Chase Bank, as Trustee  
By, Residential Funding Corporation

by,   
Its Vice-president  
Sharmel Dawson-Tyau 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 10<sup>th</sup> day of April, 2006.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2005-001167

