



20060606000265320 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/06/2006 08:57:27AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF CHRISTOPHER R. SMITHERMAN, LLC
POST OFFICE BOX 261
725 WEST STREET
MONTEVALLO, AL 35115
(205) 665-4357

Send Tax Notice:
Jeremy Nelson
340 Wade Drive
Montevallo, AL 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) **SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, this deed made this the 31st day of January, 2005 by and between **Mortgage Electronic Registration Systems, Inc.**, a Delaware Corporation, (hereafter referred to as Grantor), and **Jeremy Nelson, a single person** (hereinafter referred to as Grantees) for;

WITNESS THAT:

The Grantor for and in consideration of the sum of **Seventy-Four Thousand & 00/100 Dollars (\$74,000.00)** in hand paid by the Grantees, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantees herein as joint tenants, with right of survivorship, the following described real estate in **Shelby County**, Alabama, to-wit:

Lots 14 and 15, in Block 1, according to the map of Wilmont Gardens Subdivision, as recorded in Map Book 4, Page 6, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama

The Grantor acquired title via a foreclosure deed to Mortgage Electronic Registration Systems, Inc., recorded in Instrument # 20050308000106400, dated May 16, 2002 in the Probate Office of Shelby County, Alabama. The right of redemption expired on Feb. 22, 2006.

Subject to all items of record.

NOTE: PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HERewith, IN FAVOR OF MORTGAGEAMERICA, INC., IN THE SUM OF \$74,000.00.

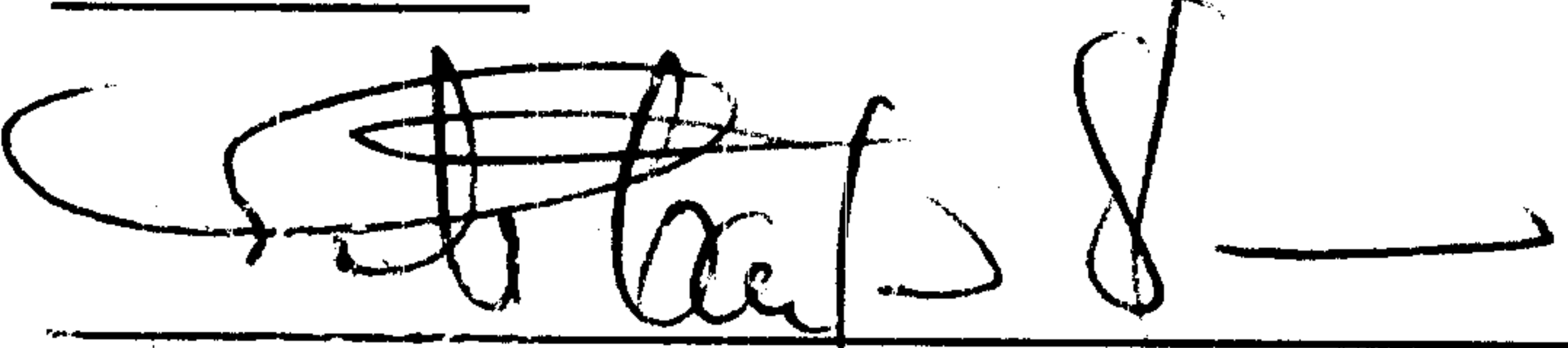
TO HAVE AND TO HOLD to the same unto the Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or

terminated during he joint lives of the Grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not herein shall take as tenant in common.

And the Grantor does hereby covenant with Grantees, except as above noted that, at the time of delivery of this deed, the premises were free from all encumbrance made by it and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under it as Grantor herein but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 31st day of May, 2006.

GRANTOR

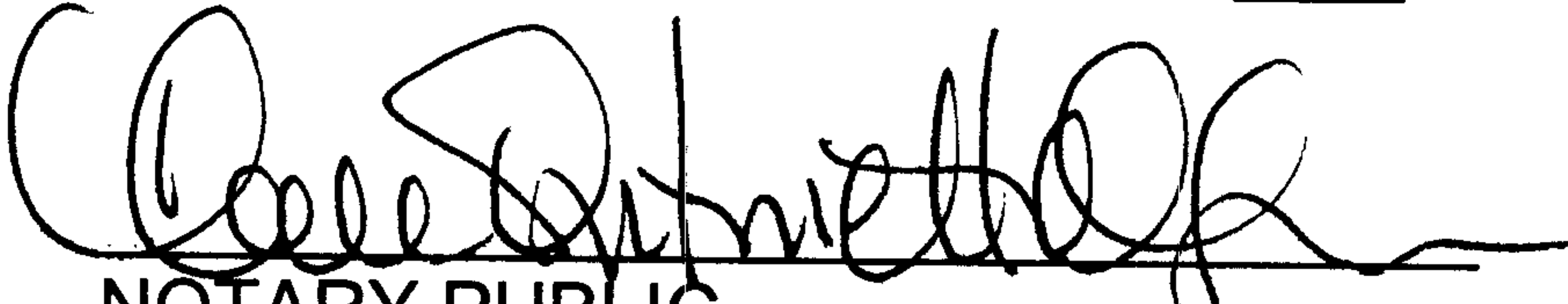
 (L.S.)
Mortgage Electronic Registration Systems, Inc.
By: ERLA CARTER- SHAW
Its: VICE PRESIDENT

STATE OF FLORIDA)
MARION COUNTY)

ACKNOWLEDGMENT

I, MARIA ANTONIETTA MIGNOSA, a Notary Public in and for said County, in said State, hereby certify that ERLA CARTER-SHAW, whose name as VICE PRESIDENT for Mortgage Electronic Registration Systems, Inc., a Delaware Limited Liability Company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Deed, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 31st day of May, 2006.


NOTARY PUBLIC
My Commission Expires: 9-10-08

