200606300000317580 1/2 \$33.00 Shelby Cnty Judge of Probate, AL 06/30/2006 02:32:39PM FILED/CERT

Send Property Tax Notice to:

110 Indian Creek Dr. Pelham, AL 35124

## Special Warranty Deed

State of Alabama County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Eighty Seven Thousand Nine Hundred and 00/100 Dollars (\$187,900.00) cash in hand paid to

## JPMorgan Chase Bank as Trustee

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

## Juan Nunez and Gabriella Nunez

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 9, according to the survey of Indiancreek, Phase II, Sector II, as recorded in Map Book 14, Page 89, in the Probate Office of Shelby County, Alabama.

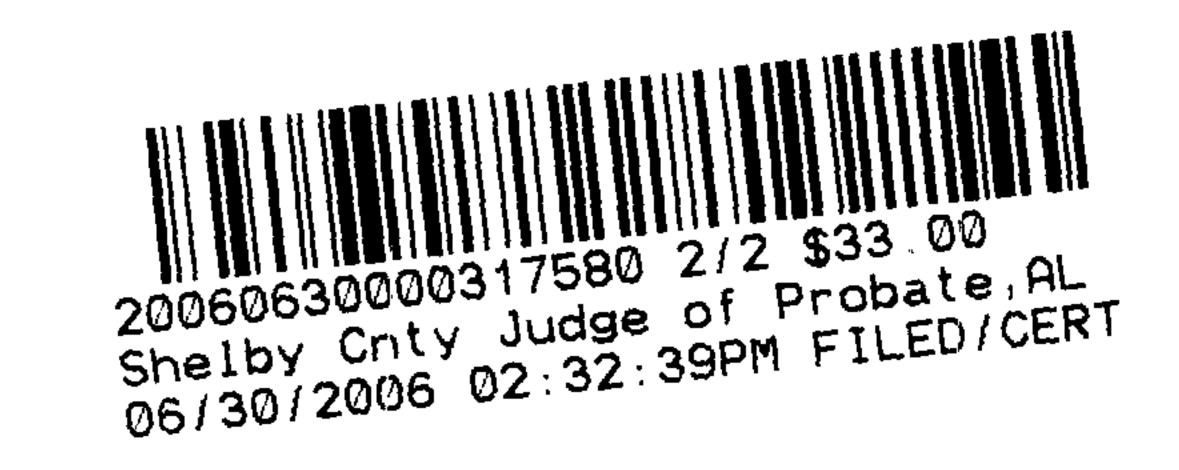
TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Deed Book 20060427, Page 197870, Shelby County, Alabama.

\$/691/0.08 the consideration was paid from the proceeds of a Moltgage loan filed simultaneously herewith.

Carlo Carlo



IN WITNESS WHEREOF, JPMorgan and on its behalf as aforesaid, on this _	Chase Bank as Trustee, has caused these present to be executed in its name  4th day of
	JPMorgan Chase Bank as Trustee
Witness Colour My	$\frac{\partial h}{\partial h} = \frac{\partial h}{\partial h} = $
VV TUTICSS	Sharmel Dawson-Tyau (Seal
State of California	Sliafiliei Dawson-iyau (Seal By: ,
County of Sub- Dego	(Corporate Seal)
Bank as Trustee, are signed to the foreg	Notary Public, in and for said County in said State, hereby certify that and, whose names as, respectively of JPMorgan Chase going conveyance, and who are known to me, acknowledged before me on stepts of the conveyance there as Oak office a line of the conveyance there as Oak office as the conveyance of the conveyance there as Oak office as the conveyance of the conveyance
executed the same voluntarily for and a that bears the same date.	itents of the conveyance they, as such officers and with full authority, as the act of said corporation, acting in their capacity as aforesaid on the day
Given under my hand and offic	ial seal this .05   04   06 .
	Notary Public  My Commission Expires:
	[Seal]  MICHELE ARCHULETA  Commission # 1541789
This Instrument Prepared By:	Commission # 1541789  Notary Public - California
MorrislHardwicklSchneider, LLC 3535 Grandview Parkway, Suite 610 Birmingham, AL 35243	My Comm. Expires Jan 6, 2009

Shelby County, AL 06/30/2006 State of Alabama

Deed Tax:\$19.00

BRR-060500935S