20060630000317580 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.

$169110.00 of the consideration was paid from the proceeds of a Mortgage loan filed simultaneously herewith.

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IN WITNESS WHEREOF, JPMorgan Chase Bank as Trustee, has caused these present to be executed in its name and on its behalf as aforesaid, on this 4th day of May, 2006.

Witness

JPMorgan Chase Bank as Trustee

(Seal)
By: ,

Sharmel Dawson-Tyau (Seal)
By: ,

State of California
County of San Diego

(Corporate Seal)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Sharmel Dawson-Tyau** and _____, whose names as _____ and _____, respectively of JPMorgan Chase Bank as Trustee, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 05/04/06.

Notary Public
My Commission Expires: _____

[Seal]

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

This Instrument Prepared By:

MorrisHardwickSchneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-060500935S

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

Deed Tax:$19.00