

20060630000317940 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
06/30/2006 03:05:16PM FILED/CERT

Send Property Tax Notice to:

104 Coral Circle  
Alabaster, AL 35007

\$125,000.00 of the consideration which is the  
proceeds of a Mortgage loan filed simultaneously  
herewith.

### 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 Twenty Five Thousand and 00/100 Dollars (\$125,000.00) 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

**Sloan Burnham**

(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 19, Block 7, according to the Survey of Bermuda Lake Estates, 1st Sector, as recorded in Map Book 9, Page 98, 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 20050929, Page 609150, County of Shelby, Alabama.**

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 7 day of June 2006

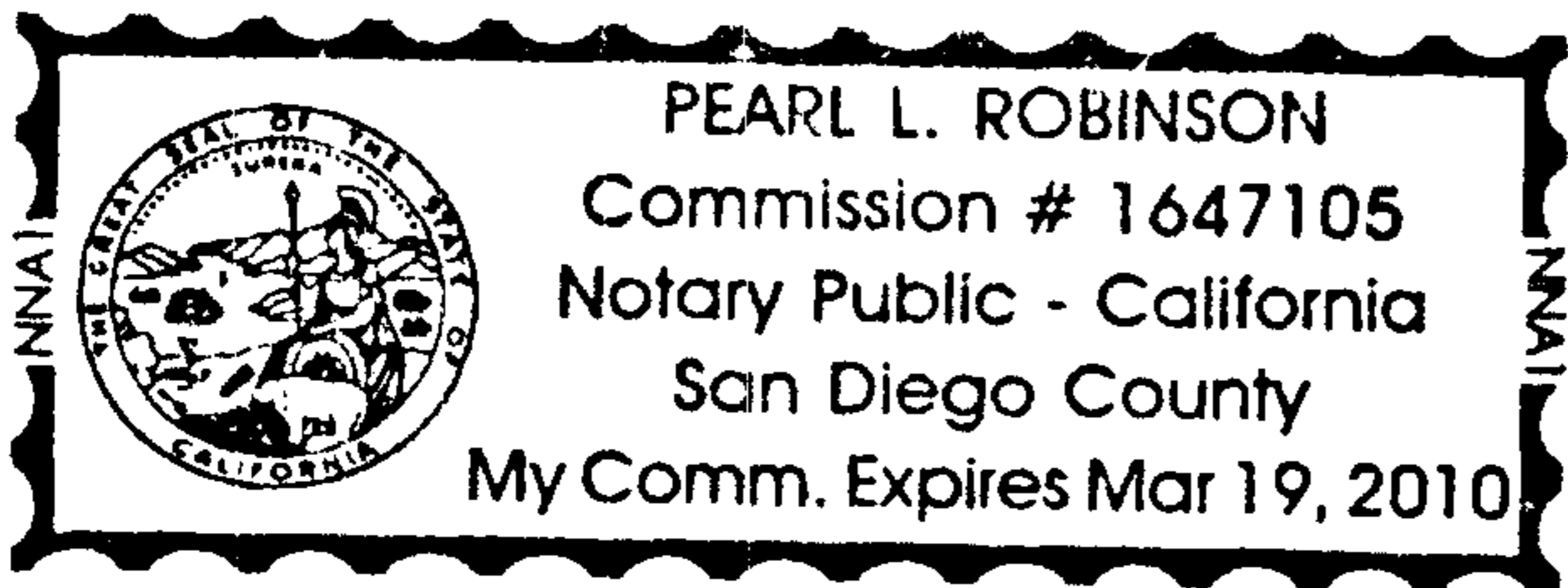
M. Harvey  
Witness Michael Kavanagh

JPMorgan Chase Bank as Trustee  
Sharmel Dawson-Tyau (Seal)  
By: Sharmel Dawson-Tyau (Seal)  
By: \_\_\_\_\_ (Seal)

State of CA  
County of SANDIEGO (Corporate Seal)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that VICE PRESIDENT and asst. secretary whose names as Sharmel Dawson-Tyau and Michael Kavanagh 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 .



P. L. Robinson  
Notary Public  
My Commission Expires: 3-19-10  
[Seal]

This Instrument Prepared By:  
Keri Mason Roth  
Morris|Hardwick|Schneider, LLC  
3535 Grandview Parkway, Suite 610  
Birmingham, AL 35243  
BRR-060601163S

