



Send Property Tax Notice to:

1020 Parkmont Way Chelsea, AL 35043

## Special Warranty Deed

State of Alabama County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Thirty Two Thousand and 00/100 Dollars (\$232,000.00) 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

## Richard N. Deschamps and Marites B. Deschamps

(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 20, according to the Survey of Audubon Forest, First Addition, as recorded in Map Book 11, Page 122, 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 20060622, Page 301270, Shelby County, Alabama.

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IN WITNESS WHEREOF, JPMorgan Chase Bank as Trus and on its behalf as aforesaid, on this day of	
Without Michelle Morey	JPMorgan Chase Bank as Trustee  (Seal Acierno)
	By: . (Seal
State of	
County of	(Corporate Seal)
I, the undersigned authority, a Notary Public, in an Terri Acierno and Miche and Bank as Trustee, are signed to the foregoing conveyance, this day that, being informed of the contents of the convey executed the same voluntarily for and as the act of said co that bears the same date.	yance they, as such officers and with full authority,
PEARL L. ROBINSON Commission # 1647105 Notary Public - California San Diego County My Comm. Expires Mar 19, 2010	Notary Public My Commission Expires: 3-15-10  [Seal]

This Instrument Prepared By:

MorrislHardwicklSchneider, LLC 3535 Grandview Parkway, Suite 610 Birmingham, AL 35243 BRR-060601360S