

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
P. Patrick Nola
Denise M. Nola

1119 Country Club Circle
Birmingham, AL 35244

## SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three hundred thirty thousand and 00/100 Dollars (\$330,000.00) to the undersigned Grantor, JP Morgan Chase Bank, as Trustee, a corporation, by Residential Funding Corporation, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto P. Patrick Nola, and Denise M. Nola, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3436, according to the Survey of Riverchase Country Club, 34th Addition, as recorded in Map Book 15, Page 32, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.

2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.

Easement/right-of-way to Alabama Power Company as recorded in Book 311 Page 801.

4. Mineral and mining rights as recorded in Book 127 Page 140.

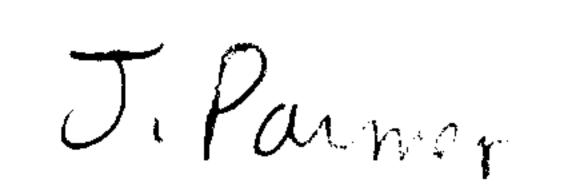
5. Release of damages recorded in Real 347, Page 597.

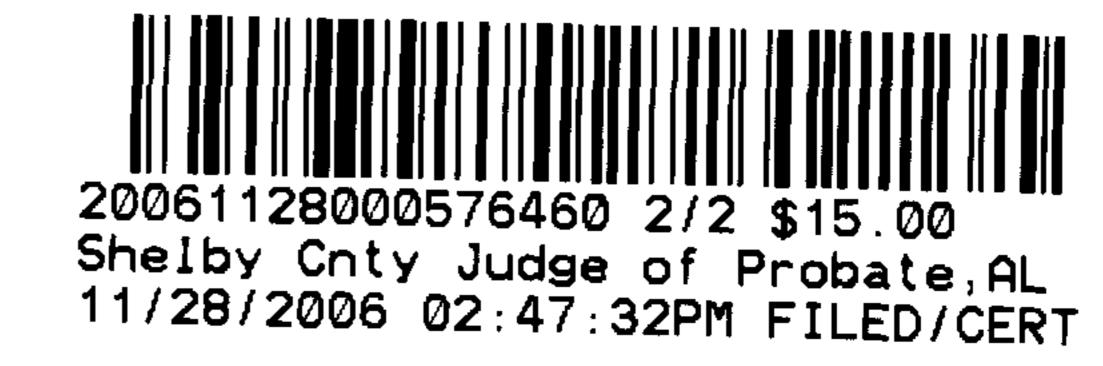
6. Restrictions as shown on recorded plat.

7. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20060127000045630, in the Probate Office of Shelby County, Alabama.

\$ 425,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.





TO HAVE AND TO HOLD Unto the said 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 thereby created is severed or terminated during the 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 survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the \_\_\_\_\_\_ day of November, 2006.

By Residential Funding Corporation

By Sharmel Dawson-Tyau

As Attorney in Fact

JP Morgan Chase Bank, as Trustee

STATE OF California

COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that

Sharmel Nawson-Tyall, whose name as of corporation, as Attorney in Fact for JP Morgan Chase Bank, as Trustee, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, action in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the \_\_\_\_\_ day of November, 2006.

PEARL L. ROBINSON
Commission # 1647105
Notary Public - California
San Diego County
My Comm. Expires Mar 19, 2010

NOTARY PUBLIC

My Commission expires: 3-10.

AFFIX SEAL

2006-000110