



20061207000595090 1/2 \$80.50
Shelby Cnty Judge of Probate, AL
12/07/2006 02:55:23PM FILED/CERT

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

Send Tax Notice to:
Jason Spinks

1205 ASHVILLE RD. STE 200
MONTEVALLO, AL 35115

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-six thousand five hundred and 00/100 Dollars (\$66,500.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jason Spinks, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the South 1/2 of the NW 1/4 and the North 1/2 of the SW 1/4 of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the intersection of the South line of the South 1/2 of the NW 1/4 and the North 1/2 of the SW 1/4 of Section 21, Township 21 South, Range 3 West and the West right of way of Shelby County Highway No. 17; thence run North along the West right of way for a distance of 258.00 feet to the point of beginning; thence turn an angle to the left of 79 degrees 13 minutes 08 seconds and run West for a distance of 189.87 feet; thence turn an angle to the left of 95 degrees 07 minutes 08 seconds and run South for a distance of 196.91 feet; thence turn an angle to the left of 112 degrees 00 minutes 57 seconds and run Northeast for a distance of 214.63 feet to a point on the West right of way of Shelby County Highway No. 17; thence turn an angle to the left of 73 degrees 38 minutes 47 seconds and run North along the said West right of way for a distance of 100.00 feet to the point of beginning being situated in 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 Grantee herein assume and agree to pay.
3. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. 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. 20060419000183390, in the Probate Office of Shelby County, Alabama.

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 Grantee, his/her heirs and assigns, forever.

Shelby County, AL 12/07/2006
State of Alabama

Deed Tax: \$66.50

Beula & Assoc.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 1 day of November, 2006.

JP Morgan Chase Bank, as Trustee
By, Residential Funding Corporation

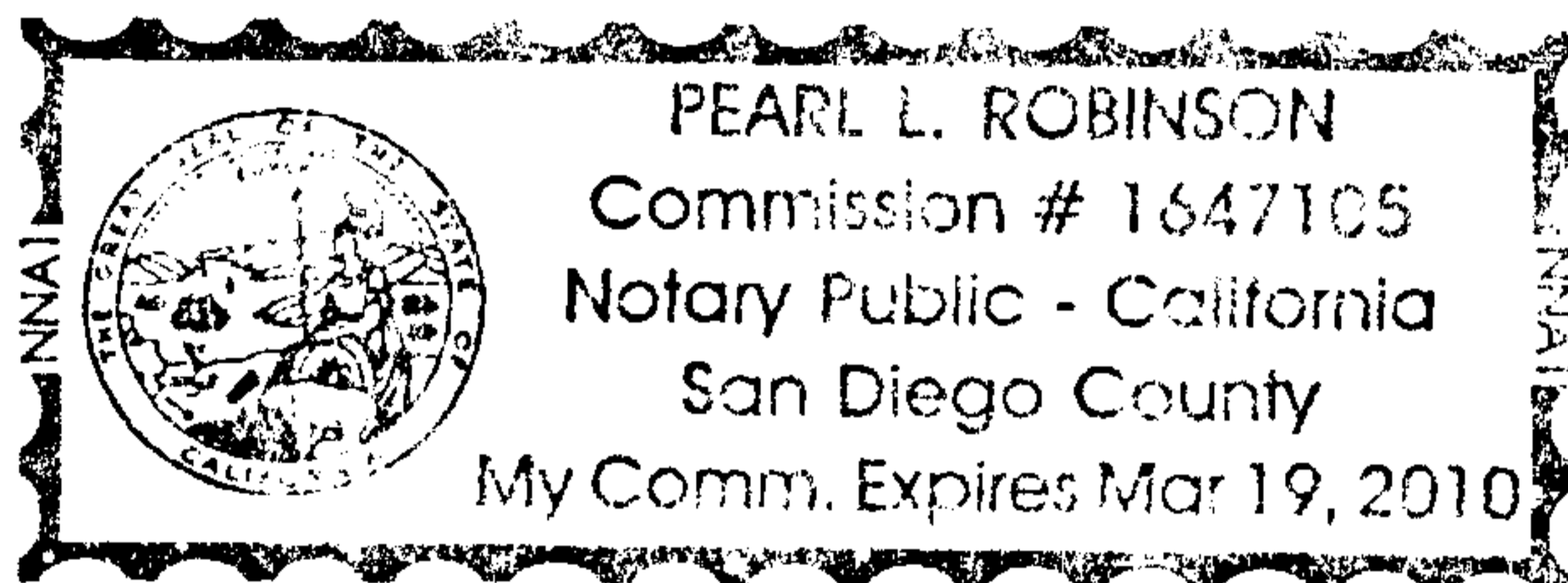
by, *Olivia Ruiz*
Its **Olivia Ruiz**
As Attorney in Fact

STATE OF California

COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Olivia Ruiz**, whose name as *VP* of Residential Funding 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 1 day of November, 2006.



2006-000374

P. Robinson
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL