

At the time of recordation astrument was found inadequate for the best production.

This instrument prepared by: Jeff G. Underwood, Attorney Sirote & Permutt P.C. 2311 Highland Avenue South Birmingham, Alabama 35205 Send Tax Notice to:
Michael Benton
Jennifer Israel
109 Anchor Circle
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty- two thousand four four and 00/100 Dollars 142,400.00 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 Michael Benton, and Jennifer Israel, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 46, of PortSouth, Third Sector, as recorded in Map Book 7, Page 110 in the Office of the Judge of Probate of Shelby County, Alabama, 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 Grantees herein assume and agree to pay.
- Easement/right-of-way to Alabama Power Company as recorded in Book 318 Page 11.
- 4. Easement/right-of-way to South Central Bell Telephone Company as recorded in Book 320 Page 883.
- 5. Mineral and mining rights as recorded in Book 323 Page 720.
- Agreement with Plantation Pipe Line Company recorded in Misc. Book 26, Page 104 and Deed Book 223, Page 431.
- 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. 20060420000184300, in the Probate Office of Shelby County, Alabama.
- \$\frac{135,280.00}{\text{closed simultaneously herewith.}}\$ of the above consideration was paid from the proceeds of a mortgage loan

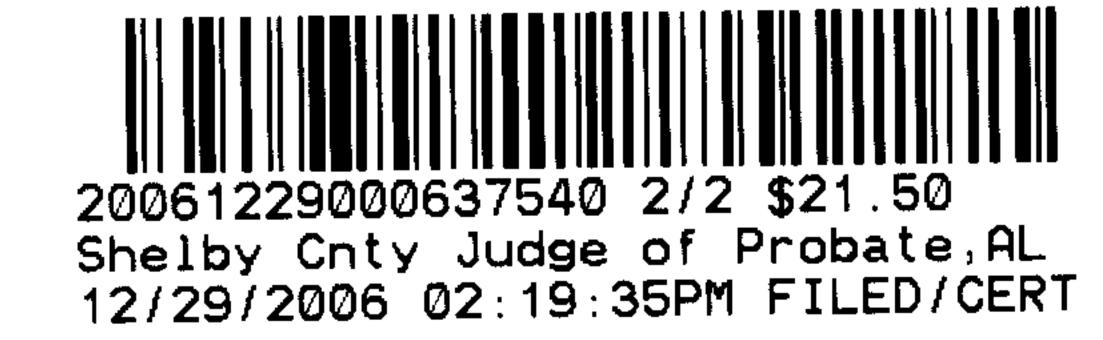
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

Shelby County, AL 12/29/2006 State of Alabama

Deed Tax: \$7.50

J. Parmes



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

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

Its Sharmel Dawson-Tyau

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

Sharmel Dawson-Tyau, whose name as 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 14 day of December, 2006.

PEARL L. ROBINSON

Commission # 1647105

Notary Public - California

San Diego County

My Comm. Expires Mar 19, 2010

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2006-000314