20070309000107250 1/2 $20.00
Shelby Cnty Judge of Probate, AL
03/09/2007 10:50:09AM FILED/CERT

This Instrument Prepared By:
Keri Roth
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-070100086S

Send Property Tax Notice to:
1462 Amberley Woods Cove
Helena, AL 35080

Special Warranty Deed

State of Alabama
County of Jefferson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Sixteen Thousand and 00/100 Dollars ($116,000.00) cash in hand paid to

JP Morgan Chase Bank, as Trustee

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

William H. Garrett Jr.

(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 14-A, according to a Resurvey of Lots 12 through 27, and Green Area, Phase I, Amberley Woods, 3rd Sector, as recorded in Map Book 23, page 146, in the Probate Office of Shelby County, Alabama; being situated in 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 Book 2006117, Page 564850, Jefferson County, Alabama.

$110200.00 of the consideration was paid from the proceeds of a Mortgage loan filed simultaneously herewith.

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IN WITNESS WHEREOF, JP Morgan Chase Bank, as Trustee, has caused these present to be executed in its name and on its behalf as aforesaid, on this 30 day of JAN, 2007.

Witness Lisa Klein

JP Morgan Chase Bank, as Trustee

(Seal)
By: , SHARMEL DAWSON-TYAU

(Seal)
By: ,

(Corporate Seal)

State of CA
County of San Diego

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that SHARMEL DAWSON-TYAU and LISA KLEIN, whose names as VP and ASST. SEC, respectively of JP Morgan 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 30 day of JAN, 2007.

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

Notary Public
My Commission Expires: 3-19-10
[Seal]

Reference:
1462 Amberley Woods Cove
Helena, AL, 35080
Servicer Loan #: 0416392876

Shelby County, AL 03/09/2007
State of Alabama

Deed Tax:$6.00