20070309000107270 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 03/09/2007 10:53:32AM FILED/CERT

This Instrument Prepared By:
Keri Roth
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-070200140S

Send Property Tax Notice to:

531 Bennett Dr.

Alabaster, AU 35007

Special Warranty Deed

State of Alabama County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Twenty Three Thousand Five Hundred and 00/100 Dollars (\$123,500.00) cash in hand paid to

JP Morgan Bank as Trustee

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

Darrin A. Portwood

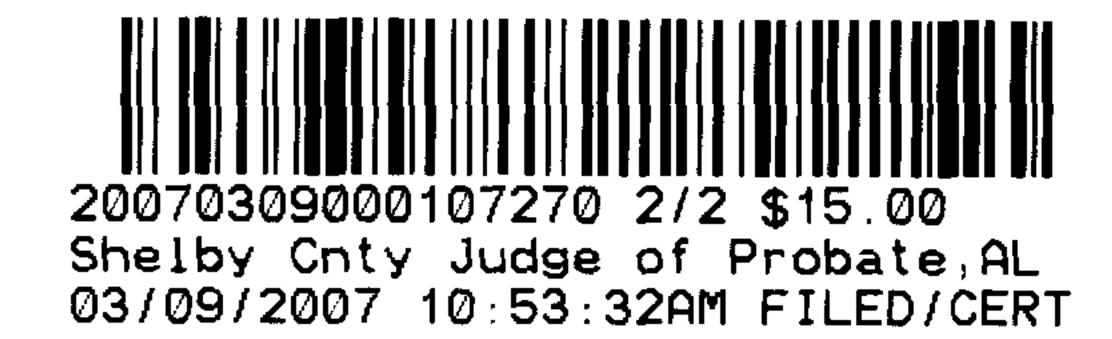
(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 9-A, Block 2, according to the resurvey of Fernwood Third Sector, as recorded in Map Book 7, Page 80, 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 20060905, Page 436880, Shelby County, Alabama.



IN WITNESS WHEREOF, JP Morgan Bank as Trustee, h its behalf as aforesaid, on this day of	as caused these present	t to be executed in its name and on
Witness Sara Coates	JP Morgan Bank a Olivia	Ruiz (Seal)
	By: ,	(Seal)
State of <u>CA</u>		
County of SADID	(Cor	porate Seal)
Trustee, are signed to the foregoing conveyance, and who that, being informed of the contents of the conveyance the same voluntarily for and as the act of said corporation, act same date.	are known to me, ackny, as such officers and ing in their capacity as	respectively of JP Morgan Bank as owledged before me on this day with full authority, executed the aforesaid on the day that bears the
Given under my hand and official seal this 13		
PEARL L. ROBINSON Commission # 1647105 Notary Public - California San Diego County My Comm. Expires Mar 19, 2010	Notary Public My Commission Exp	pires: 3-67

Reference:
531 Bennett Dr.
Alabaster, AL, 35007
Servicer Loan #: 0436721856