20070413000171430 1/2 $30.00
Shelby Cnty Judge of Probate, AL
04/13/2007 09:08:21AM 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:
Jeffrey Alan Purvis
124 Port South Dr
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred fifty-eight thousand five hundred and 00/100 Dollars ($158,500.00) to the undersigned Grantor, JP Morgan Chase Bank, as Trustee for that certain pooling and servicing agreement Pool #4793, Distribution Series #2004RS1, 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 Jeffrey Alan Purvis, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 33, according to the survey of Portsouth, sector, as recoded in Map Book 6, Page 22, 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Plantation Pipe Line Company as recorded in Book 112 Page 320 and Book 10, Page 186.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 8 Page 775 and Book 288, Page 555.
5. Restrictions appearing of record in Book 8, Page 295 and Book 8, Page 557.
6. 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. 20060526000252400, in the Probate Office of Shelby County, Alabama. Said right to expire 5/16/07.

$ 142,600.00 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.

Thomas Fisher

20070413000171430 2/2 $30.00
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TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 19 day of March, 2007.

JP Morgan Chase Bank, as Trustee for that certain pooling and servicing agreement Pool #4793, Distribution Series #2004RS1
By, Residential Funding Corporation

by, _____
Its Sharmel Dawson-Tyau
As Attorney in Fact

STATE OF CA

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 VP of Residential Funding Corporation , as Attorney in Fact for JP Morgan Chase Bank, as Trustee for that certain pooling and servicing agreement Pool #4793, Distribution Series #2004RS1, 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 19 day of March, 2007.

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

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2006-000889

Shelby County, AL 04/13/2007
State of Alabama

Deed Tax:$16.00