



This Instrument Prepared By:
Keri Roth
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
ALT-070200170T
B22-070300210S

Send Property Tax Notice to:

1206 Avrowhead Trl

Alabaster, At 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 Thousand Two Hundred Forty and 00/100 Dollars (\$120,240.00) cash in hand paid to

The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank, N.A. as Trustee

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

Michael D. Mitchell

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

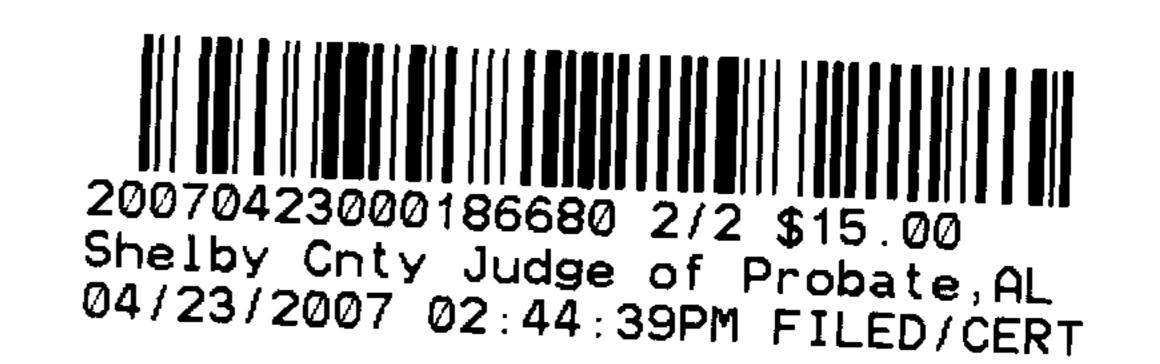
Lot 1, according to the Survey of Navaho Hills, Third Sector, as recorded in Map Book 5, Page 58, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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 20070221, Page 79400, Recorded in Shelby County, Alabama.

\$ 122,100 of the consideration was raid from the process of the consideration was raid from the herewith.



IN WITNESS WHEREOF, The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank, N.A. as Trustee, has caused these present to be executed in its name and on its behalf as aforesaid, on this day of The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank, N.A. as Trustee (Seal) By: , Prasident Sharmel Dawson-Wau Witness Christina Lariviere (Seal) Sara Coates By: , Secretary (Corporate Seal) County of ______ Sharmel Dawson-Tyay and Sara Coates , whose names as whose names as and respectively of The Bank of New and York Trust Company, N.A. as successor to JP Morgan Chase Bank, N.A. 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 Notary Public My Commission Expires: [Seal] PEARL L. ROBINSON Reference: Commission # 1647105 1206 Arrowhead Trail Alabaster, AL, 35007 Notary Public - California Servicer Loan #: 0437478936 San Diego County My Comm. Expires Mar 19, 2010