20070423000186680 1/2 $15.00
Shelby Cnty Judge of Probate, AL
04/23/2007 02:44:39PM FILED/CERT

(2)

This Instrument Prepared By:
Keri Roth
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
~~ALT-070200170T~~
BRR-0703002105

Send Property Tax Notice to:
1206 Arrowhead Trl
Alabaster, AL 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.

$ 122,100.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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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 12 day of March, 2007.

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

Witness Christina Lariviere

By: , President Sharmel Dawson-Tyau (Seal)

By: , Secretary Sara Coates (Seal)

(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 Sara Coates, whose names as VP and Asst. Sec, respectively of The Bank of New 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 12 day of March, 2007.

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

Reference:
1206 Arrowhead Trail
Alabaster, AL, 35007
Servicer Loan #: 0437478936

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

AL_SpecialWarrantyDeed.rdw

~~ALT-0702001701~~
BRR-0703002108