



20070423000186710 1/2 \$114.00
Shelby Cnty Judge of Probate, AL
04/23/2007 02:53:03PM FILED/CERT

Shelby County, AL 04/23/2007
State of Alabama

Deed Tax: \$100.00

This Instrument Prepared By:
Keri Roth
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
ALT-060901910T

Send Property Tax Notice to:

117 Chase Creek Cir.
Pelham, AL 35124

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 Thousand and 00/100 Dollars (\$100,000.00) cash in hand paid to

JPMorgan Chase Bank as Trustee

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

Karen Victoria Kendall

(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 45, according to the Survey of Chase Creek Townhomes, Phase 1, as recorded in Map Book 18, Page 73, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

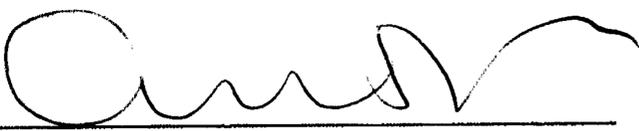
This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

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 20061005, Page 494510, Shelby County, Alabama.



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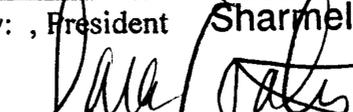
IN WITNESS WHEREOF, JPMorgan Chase Bank as Trustee, has caused these present to be executed in its name and on its behalf as aforesaid, on this 21 day of March, 2007.



Witness
Christina Lariviere

JPMorgan Chase Bank as Trustee



By: , President **Sharnel Dawson-Tyau** (Seal)


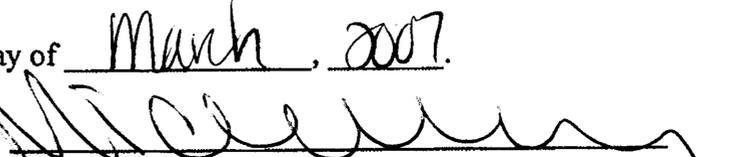
By: , Secretary **Sara Coates** (Seal)
(Corporate Seal)

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 Sharnel Dawson-Tyau and Sara Coates, whose names as VP and ASST. SEC., respectively of JPMorgan 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 21 day of March, 2007.





Notary Public
My Commission Expires: _____
[Seal]

Reference:
117 Chase Creek Circle
Pelham, AL, 35124
Servicer Loan #: