

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
William C. Jones, III
Lisa A. Jones
153 Cambridge Lane
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred sixty-four thousand and 00/100 Dollars (\$164,000.00) to the undersigned Grantor, JP Morgan Chase Bank, as Trustee, a corporation, by Residential Funding Corporation, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto William C. Jones, III, and Lisa A. Jones, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 34, according to the Map and Survey of Second Phase, Cambridge Pointe, Second Sector, as recorded in Map Book 18, Page 24, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Southern Natural Gas as recorded in Book 99 Page 480.
4. Easement/right-of-way to City of Alabaster as recorded in Book 282 Page 500.
5. Easement/right-of-way to Plantation Pipe Line Company as recorded in Book 212 Page 621 and Book 212, Page 627; Deed Book 213, Page 128; Deed Book 213, Page 130; Deed Book 213, Page 132; Deed Book 213, Page 134; and Deed Book 217, Page 247, in the Probate Office of Shelby County, Alabama..
6. Easement/right-of-way to Shelby County as recorded in Book 280 Page 330 and as shown by condemnation proceedings as set forth in Lis Pendens Book 4, Page 659.
7. Agreement with Alabama Power Company recorded in Instruement No. 1994-1197.

\$ 162,714.00 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.

Shelby County, AL 05/10/2007
State of Alabama

Deed Tax: \$1.50

Jeff G. Underwood

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 3 day of May, 2007.

JP Morgan Chase Bank, as Trustee
By, Residential Funding Corporation

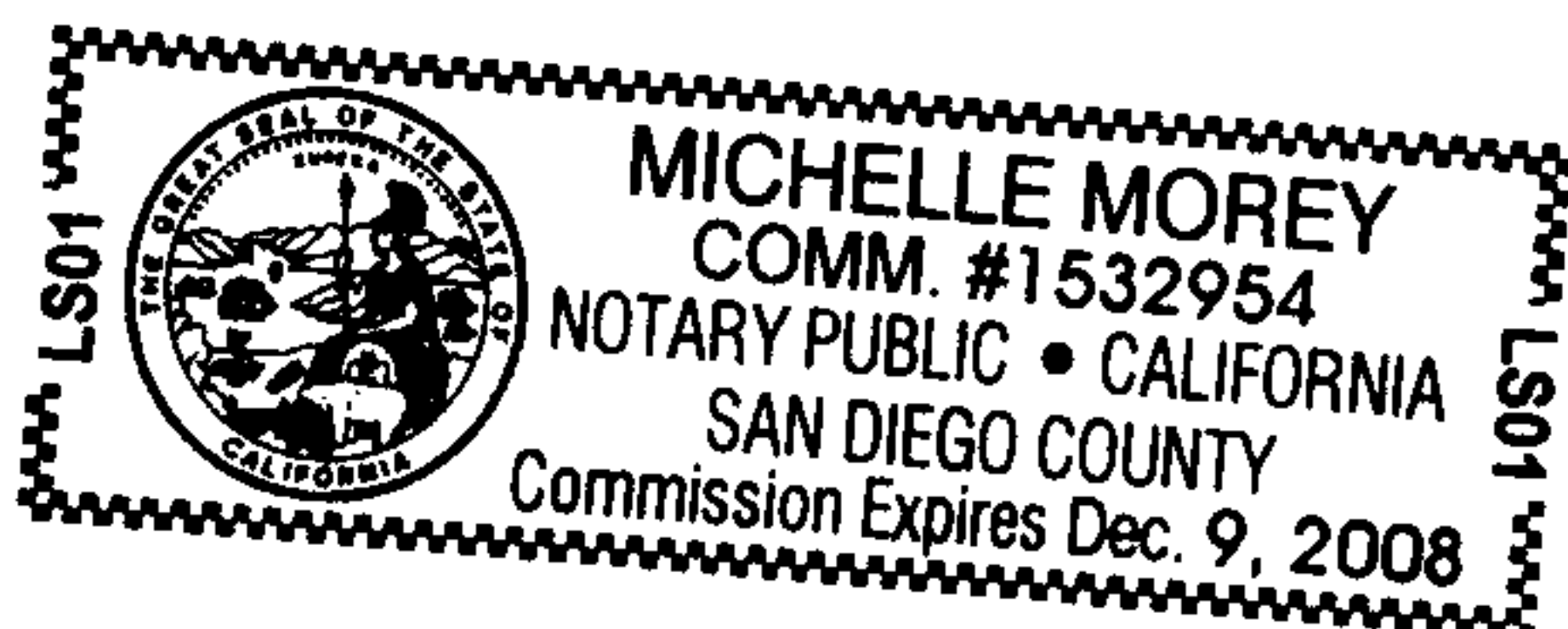
by, [Signature]
Its Shermel Dawson-Tyau
As Attorney in Fact

STATE OF California

COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shermel Dawson-Tyau, whose name as VP of Residential Funding Corporation, as Attorney in Fact for JP Morgan Chase Bank, as Trustee, 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 _____ day of May, 2007.



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2005-001351