



20070713000329870 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/13/2007 10:14:30AM FILED/CERT

This Instrument Prepared By:
Keri Roth
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
ALT-060601280T

Send Property Tax Notice to:

834 Willow Oak Drive
Hoover, AL 35244

Special Warranty Deed

State of Alabama
County of Jefferson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Eighty Five Thousand and 00/100 Dollars (\$185,000.00) cash in hand paid to

JP Morgan Chase Bank as Indenture Trustee fka The Chase Manhattan Bank as Indenture Trustee Dawn Lyon

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

Chloe Collins and Nathan Collins

(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 3 according to the amended map of the Sixth Addition to Riverchase Country Club recorded in Map Book 7 Page 93 in the Office of the Probate of Shelby County, Alabama.

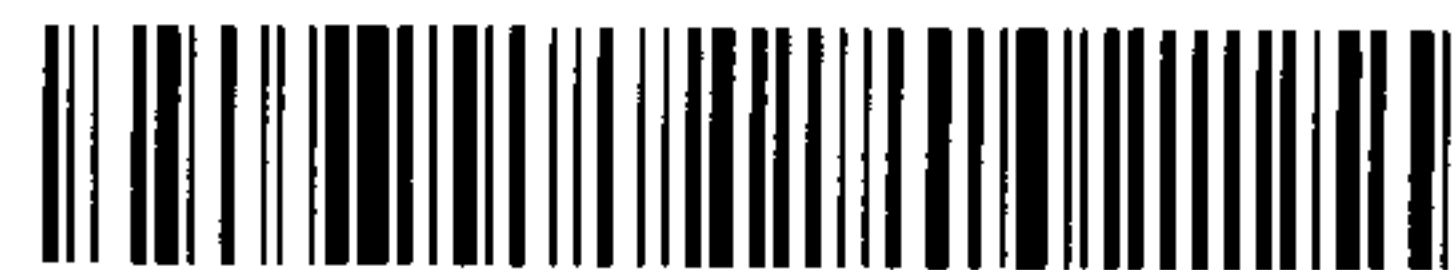
TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

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 20060622, Page 299930 Jefferson County, Alabama. .

\$185,000.00
for the consideration paid from the
proceeds of 1st Mortgage and 2nd
2nd Mortgage for 18 of said property.

BRR-0702001555



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IN WITNESS WHEREOF, JP Morgan Chase Bank as Indenture Trustee fka The Chase Manhattan Bank as Indenture Trustee Dawn Lyon, has caused these present to be executed in its name and on its behalf as aforesaid, on this 8 day of June, 2007.

Patricia Flores
Witness Patricia Flores

JP Morgan Chase Bank as Indenture Trustee
fka The Chase Manhattan Bank as Indenture
Trustee Dawn Lyon

Olivia Ruiz (Seal)
By: Olivia Ruiz

(Seal)
By: _____

State of CA
County of San Diego

(Corporate Seal)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Olivia Ruiz and _____, whose names as VP and _____, respectively of JP Morgan Chase Bank as Indenture Trustee fka The Chase Manhattan Bank as Indenture Trustee Dawn Lyon, 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 8 day of June, 2007



Michelle Morey
Notary Public

My Commission Expires: _____

[Seal]

Reference:
834 Willow Oak Drive
Hoover, AL, 35244
Servicer Loan #: 0380553479