


20070806000366230 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
08/06/2007 02:03:17PM FILED/CERT

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

Send Tax Notice to:
Franz Orozco
1101 Dearing Downs Drive
Helena, AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty thousand and 00/100 Dollars (\$140,000.00) to the undersigned Grantor, The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as Trustee, a corporation, by Residential Funding Corporation, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Franz Orozco, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 31, according to the Survey of Dearing Downs, as recorded in Map Book 6, Page 136, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in 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 Grantee herein assume and agree to pay.
3. Covenants, conditions, and restrictions recorded in Miscellaneous Book 6, Page 579.
4. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20070221000079430, in the Probate Office of Shelby County, Alabama.

\$ 133,000.00 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.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

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

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

by, Sharmel Dawson-Tyau
Its VP
As Attorney in Fact

STATE OF CA

COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Sharmel Dawson-Tyau, whose name as VP of
Residential Funding Corporation, as Attorney in Fact for The Bank of New York Trust
Company, N.A., as successor to JP Morgan Chase Bank, N.A., 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 20 day of July, 2007.



NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2007-001784

Shelby County, AL 08/06/2007
State of Alabama
Deed Tax: \$7.00