

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:

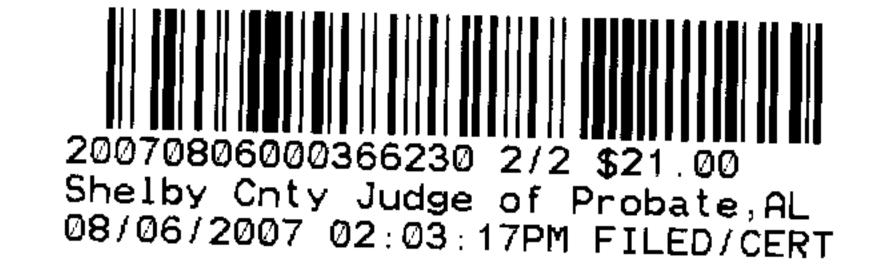
Lot 31, according to the Survey of Dearing Downs, as recorded in Map Book 6, Page 136, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

## Subject to:

- 1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
- 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.
- \$\frac{133,000.00}{\text{closed simultaneously herewith.}}\$ 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.



The Bank of New York Trust Company, N.A., as successor

to JP Morgan Chase Bank, N.A., as Trustee

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

By, Residential Funding Corporation by, Sharmel Dawson-Tyau Its As Attorney in Fact STATE OF COUNTY OF I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sharmel Dawson-Tvau, whose name as 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 day of July, 2007. MICHELE ARCHULETA Commission # 1541789 Notary Public - California NOTARY PUBLIC San Diego County My Comm. Expires Jan 6, 2009 My/Commission expires: AFFIX SEAL 2007-001784 Shelby County, AL 08/06/2007 Deed Tax: \$7.00