

20070905000416700 1/2 \$133.00  
Shelby Cnty Judge of Probate, AL  
09/05/2007 11:37:19AM FILED/CERT

Shelby County, AL 09/05/2007  
State of Alabama

Deed Tax: \$119.00

This Instrument Prepared By:  
Emily Guerra  
Morris/Hardwick/Schneider, LLC  
1544 Old Alabama Road  
Roswell, GA 30076  
BRR-070800736S

Send Property Tax Notice to:

Byron Lawrence  
213 Amy Lane  
Helena, AL  
35080

**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 Eighteen Thousand Nine Hundred and 00/100 Dollars (\$118,900.00) cash in hand paid to

**The Bank of New York Trust Company N.A. as successor to JPMorgan Chase Bank N.A. as Trustee**

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

**Byron Lawrence**

(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 201, according to the survey of Wyndham Wilkerson Sector, Phase II, as recorded in Map Book 23, Page 117, 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 Instrument Number 20070531000252930.**

IN WITNESS WHEREOF, The Bank of New York Trust Company N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, has caused these present to be executed in its name and on its behalf as aforesaid, on this 20 day of August, 2007.

The Bank of New York Trust Company N.A.  
as successor to JPMorgan Chase Bank N.A. as  
Trustee

Patricia Flores  
Witness Patricia Flores

By: Jason Asuncion, AUP (Seal)

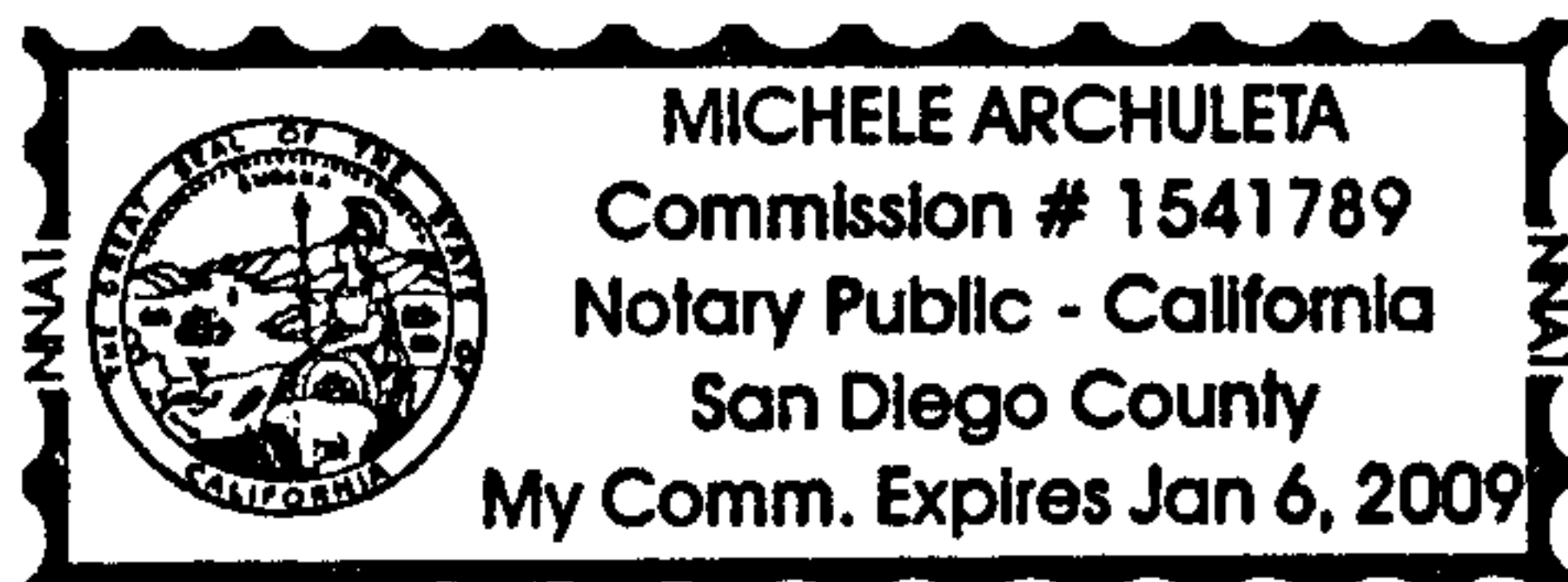
State of CA  
County of San Diego

By: \_\_\_\_\_ (Seal)

(Corporate Seal)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Jason Asuncion and \_\_\_\_\_, whose names as AUP and \_\_\_\_\_, respectively of The Bank of New York Trust Company N.A. as successor to JPMorgan Chase Bank N.A. 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 20 day of Aug, 2007.



Notary Public  
My Commission Expires: \_\_\_\_\_  
[Seal]

Reference:  
7417 Wyndham Pkwy  
Helena, AL, 35080  
Servicer Loan #: