



20070914000432770 1/2 \$41.00
Shelby Cnty Judge of Probate, AL
09/14/2007 02:17:51PM FILED/CERT

Shelby County, AL 09/14/2007
State of Alabama

Deed Tax: \$27.00

This Instrument Prepared By:

Keri Roth

✓ Morris|Hardwick|Schneider, LLC

3535 Grandview Parkway, Suite 610

Birmingham, AL 35243

BRR-070800732S

Send Property Tax Notice to:

100 Indian Lake Cv

Pelham, AL 35124

Special Warranty Deed

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Sixty Eight Thousand and 00/100 Dollars (\$268,000.00) 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

Shahnaz Rajpari

(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 1, ACCORDING TO THE FINAL PLAT OF INDIAN LAKE COVE, AS RECORDED IN MAP BOOK 31, PAGE 65, 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 20070420000183240.

\$241,200.
proceeds of a mortgage loan lent simultaneously
herewith.

Property Address: 100 Indian Lake Cv, Pelham, AL 35124

AL_SpecialWarrantyDeed.rdw

BRR-070800732S

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 27 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

Sharmel Dawson-Tyau (Seal)
By: Sharmel Dawson-Tyau VP

By: _____ (Seal)

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 Sharmel Dawson-Tyau and _____, whose names as VP 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 27 day of Aug, 2007

[Signature]
Notary Public

My Commission Expires: _____

[Seal]

Reference:

100 Indian Lake Cv
Pelham, AL, 35124
Servicer Loan #: 043877910

[Faint circular notary seal]