20071102000508240 1/2 $15.00
Shelby Cnty Judge of Probate,AL
11/02/2007 01:39:46PM 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:
Michael Dees, Sr.
Myra Dees
2123 Timberline Dr.
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-eight thousand and 00/100 Dollars ($148,000.00) to the undersigned Grantor, The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as Trustee, as nominee for 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Michael Dees, Sr., and Myra Dees, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 133, according to the survey fo the reserve at Timberline, as recorded in Map Book 34, Page 117 A,B,C, and D, in the Probate Office of 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to South Central Bell Telephone Company as recorded in Book 168 Page 563; Book 257, Page 174 and Book 311, Page 435..
4. Easement/right-of-way to Alabama Power Company as recorded in Book 323 Page 131; Book 219, Page 75 and Book 2002, Page 6355..
5. Mineral and mining rights as recorded in Book 34 Page 130; Book 240, Page 935; Book 34, Page 917; Book 37, Page 593; Book 239, Page 526 and Book 271, Page 918..
6. Restrictions appearing of record in Instrument No. 20050329000141930.

$ 148,000.00 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 Grantees, their heirs and assigns, forever.

J. Burns

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 10 day of October, 2007.

The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as Trustee, as nominee for 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, _____
Its _____
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 _____, 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, as nominee 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 10 day of October, 2007.

MICHELE ARCHULETA
Commission # 1541789
Notary Public - California
San Diego County
My Comm. Expires Jan 6, 2009

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2007-001719

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