

This Instrument Prepared By:
Keri Roth
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-071100963S

Send Property Tax Notice to:

166 Creekstone Trail
Calera, AL 35040

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 Four Thousand and 00/100 Dollars (\$104,000.00) 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

Brandon Mills and Tiffany Mills

(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 212, according to the Final Plat of Stonecreek, Phase I, as recorded in Map Book 32, Page 92, in the Probate Office of Shelby County, Alabama.

Source of Title: Instrument Number 20070420000183270

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 20070420000183270.

\$ 104,000. of the consideration was paid from the proceeds of a first mortgage and \$0.00 for a second mortgage filed simultaneously herewith.



20071130000545630 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/30/2007 02:22:28PM FILED/CERT

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 Nov., 2007

The Bank of New York Trust Company N.A.
as successor to JPMorgan Chase Bank N.A. as
Trustee
[Signature] (Seal)
By: _____
Its: VP

[Signature]
Witness Patricia Flores

State of CA (Corporate Seal)
County of San Diego

I, _____, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that _____ whose name as President 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 Nov, 2007



166 Creekstone Trail
Calera, AL, 35040
Servicer Loan #: 0421713470

[Signature]
Notary Public
My Commission Expires: _____
[Seal]