

This Instrument Prepared By:
Keri Roth
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-080200098S

Send Property Tax Notice to:

18 Monte Tierra Tr.
Alabaster, AL 35007

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eighty One Thousand Nine Hundred and 00/100 Dollars (\$81,900.00) 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

Chris L. Mahon a/k/a Chris Mahon

(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 18, ACCORDING TO THE SURVEY OF MONTE TIERRA, AS RECORDED IN MAP BOOK 5, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Source of Title: BK 20070321000129500

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 BK 20070321000129500.

\$81,900.00 of the consideration was paid from the proceeds of a first mortgage and \$0.00 for a second mortgage filed simultaneously herewith.

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 19 day of Feb., 2008.

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

Elke Orma
Witness Elke Orma

[Signature] (Seal)
By: Sharnel Dawson-T
Its: [Signature]

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 Sharnel Dawson-Tyau 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 19 day of Feb., 2008.

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

18 Monte Tierra Trl
Alabaster, AL, 35007
Servicer Loan #:

