

This Instrument Prepared By:
Keri Roth
MorrislHardwicklSchneider, 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 u/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

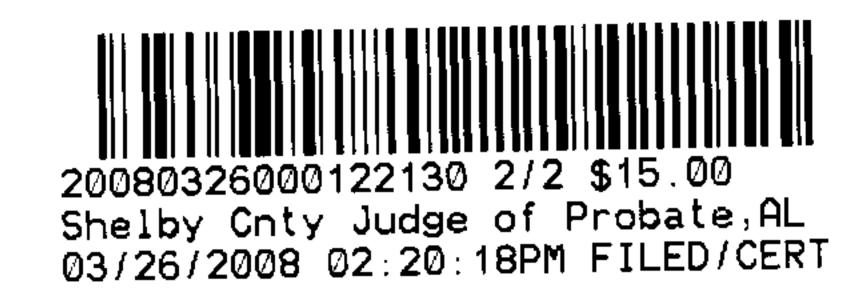
TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

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.

Property Address: 18 Monte Tierra Trl, Alabaster, AL 35007 AL\_SpecialWarrantyDeed.rdw

BRR-080200098S



IN WITNESS WHEREOF, The Bank of New York Trust	* * * * * * * * * * * * * * * * * * *
N.A. as Trustee, has caused these present to be executed day of	in its name and on its behalf as aforesaid, on this
14 day of	
	The Bank of New York Trust Company N.A.
	as successor to JPMorgan Chase Bank N.A. as
	Trustee
ZUU UMA	(Seal
Witness Elde Oldwa	By: )
	Its:
State of	(Corporate Seal)
County of SCINDICID	
I the unde	ersigned authority, a Notary Public, in and for said County
	whose name as President of The Bank of New
York Trust Company N.A. as successor to JPMorgan Ch	
	efore me on this day that, being informed of the contents of
	rity, executed the same voluntarily for and as the act of said
corporation, acting in their capacity as aforesaid on the d	ay that bears the same date.
Given under my hand and official seal this <u>\( \lambda \) \</u>	day of $\frac{1900}{1900}$ .
	Notoer, Dublie
	Notary Public  My Commission Expires:
	Wry Commission Expires.
	[Seal]
18 Monte Tierra Trl	
Alabaster, AL, 35007	
Servicer Loan #:  Commission # 15	
Commission # 15  Notary Public - Co	Ilifornia
San Diego Cou My Comm. Expires Ma	inty 🗐