

20080605000229660 1/2 \$127.00
Shelby Cnty Judge of Probate, AL
06/05/2008 01:35:41PM FILED/CERT

Shelby County, AL 06/05/2008
State of Alabama
Deed Tax: \$113.00

This Instrument Prepared By:
Paul M Kemp
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-080500261S

Send Property Tax Notice to:

809 Paradise Point
Columbiana, AL 35051

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 Twelve Thousand Nine Hundred and 00/100 Dollars (\$112,900.00) cash in hand paid to

JP Morgan Chase Bank, NA

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Ben T. Wallace and Susan R. Wallace

(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 393, according to the survey of Waterford Highlands - Sector 1, as recorded in Map Book 27, Page 137, in the Probate Office of Shelby County, Alabama.

Source of Title: Instrument #2071101000506560

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 #2071101000506560.

\$ 10 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, JP Morgan Chase Bank, NA, has caused these present to be executed in its name and on its behalf as aforesaid, on this 27 day of May, 08.

JP Morgan Chase Bank, NA

Elke Dora
Witness

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

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 whose name as President of JP Morgan Chase Bank, NA, 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 May, 08.

Notary Public

My Commission Expires: _____

[Seal]

1012 Waterford Trail
Calera, AL, 35040
Servicer Loan #:

