

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Greg Riggs

107 SHADY HILLS CIRCLE
CALERA, ALABAMA 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-seven thousand and 00/100 Dollars (\$147,000.00) to the undersigned, The Bank of New York Trust Company, National Association, as Successor in Interest to JP Morgan Chase Bank, National Association, as Trustee for the MLMI SURF Trust Series 2005-BC2, a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Greg Riggs, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Shady Hills, as recorded in Map Book 16, Page 83, 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 Grantee herein assume and agree to pay.
3. Restrictions appearing of record in Instrument No. 1992-18617
4. Restrictions as shown on recorded plat.
5. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. , in the Probate Office of Shelby County, Alabama.

\$ 144,728.00 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 Grantee, his/her heirs and assigns, forever.



20080807000316910 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
08/07/2008 09:42:02AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24 day of July, 2008.

The Bank of New York Trust Company, N.A., as successor
Trustee to JP Morgan Chase Bank, National Association as
original Trustee for the MLMI SURF Trust Series 2005-
BC2

By: Alicia M. Laster

Its Alicia M. Laster REO Team Lead

STATE OF

COUNTY OF

Oregon
Washington

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alicia M. Laster, whose name as REO Team Lead of The Bank of New York Trust Company, N.A., as successor Trustee to JP Morgan Chase Bank, National Association as original Trustee for the MLMI SURF Trust Series 2005-BC2, 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.

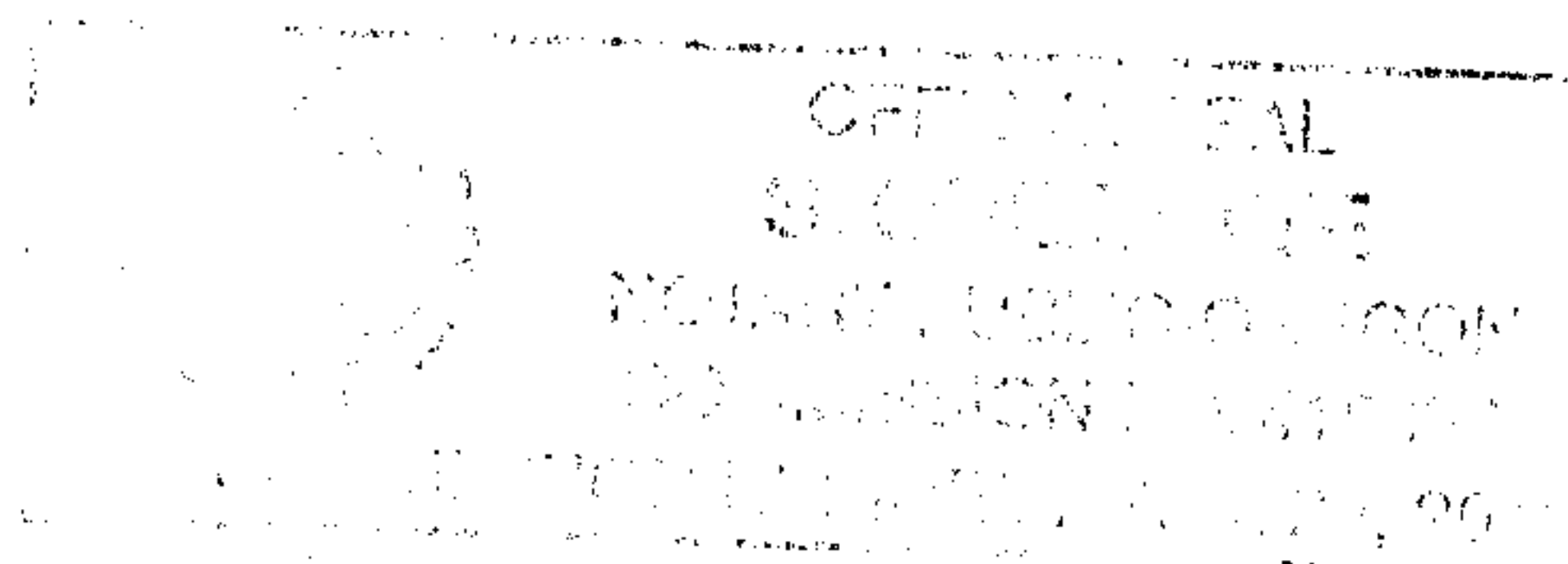
Given under my hand and official seal, this the 24 day of July, 2008.

[Signature]
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2008-001814



Shelby County, AL 08/07/2008
State of Alabama

Deed Tax: \$2.50