

20081013000403220 1/2 \$43.50
Shelby Cnty Judge of Probate, AL
10/13/2008 11:55:21AM FILED/CERT

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-080700352S

Send Property Tax Notice to:

206 Birch Creek Dr.
Birmingham, AL 35242

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Ninety One Thousand and 00/100 Dollars (\$291,000.00) cash in hand paid to

The Bank of New York Trust Company, N.A., as Successor to JP Morgan 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

Timothy G. Braswell and Heather W. Braswell

(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 15, according to the Survey of Birch Creek Subdivision, as recorded in Map Book 27, Page 143, in the Probate Office of Shelby County, Alabama. Situated in Shelby County.

Property Address: 206 Birch Creek Drive, Birmingham, AL 35242
Parcel ID Number: 095160003015000

Source of Title: 2008061000023627

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 2008061000023627 Shelby County, Alabama Judge of Probate.

~~\$232,800.00~~ ^{29,100.00} of the consideration was paid from the proceeds of a first mortgage and \$0.00 for a second mortgage filed simultaneously herewith.

Property Address: 206 Birch Creek Drive, Birmingham, AL 35242
AL_SpecialWarrantyDeed.rdw

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IN WITNESS WHEREOF, The Bank of New York Trust Company, N.A., as Successor to JP Morgan Chase Bank, N.A., as Trustee, has caused these present to be executed in its name and on its behalf as aforesaid, on this 18 day of September, 2008.



The Bank of New York Trust Company, N.A.,
as Successor to JP Morgan Chase Bank, N.A.,
as Trustee by EMC Mortgage Corporation,
attorney-in-fact

By: SUSAN F. CHRISTY (Name)

Its: VICE PRESIDENT (Title)

For: EMC Mortgage Corporation, attorney-in-fact

State of TEXAS
County of Denton

I, Eileen Deaton, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, SUSAN F. CHRISTY, V.P. of EMC Mortgage Corporation, whose name as Attorney-in-Fact for The Bank of New York Trust Company, N.A., as Successor to JP Morgan Chase Bank, N.A., as Trustee, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 18 day of Sept., 2008.

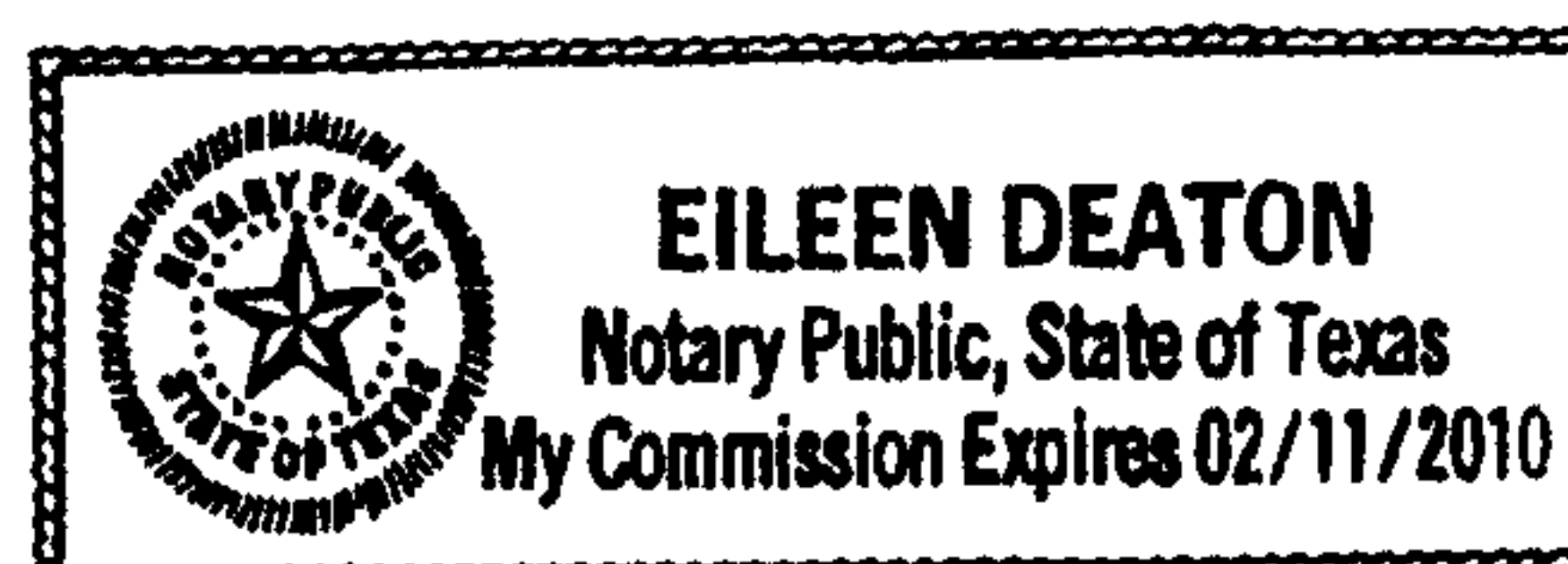
Eileen Deaton
Notary Public

My Commission Expires: 2/11/10

[Seal]

Reference:

206 Birch Creek Drive
Birmingham, AL, 35242
Servicer Loan #:



Shelby County, AL 10/13/2008
State of Alabama

Deed Tax: \$29.50

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AL_SpecialWarrantyDeed.rdw

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