

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

Send Tax Notice to:
Ricky Pickett

2757 Smokey Rd
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of fifty-two thousand nine hundred and 00/100 Dollars (\$52,900.00) to the undersigned, The Bank of New York Trust Company, N.A. , as successor to JP Morgan Chase Bank, N.A. as Trustee Residential Funding Company , LLC f/k/a Residential Funding Corporation Attorney in Fact., 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 Ricky Pickett, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 15 and 16, in Block 89, according to J.H. Dunstan's Map and Survey of the Town of Calera, Alabama; said map is unrecorded and unavailable for recordation. Being situated in 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. Easements, building lines and restrictions as shown on recorded map
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein
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. 20080411000149030, in the Probate Office of Shelby County, Alabama.

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.

20081120000445340 2/2 \$67.00
Shelby Cnty Judge of Probate, AL
11/20/2008 02:55:48PM FILED/CERT

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

The Bank of New York Trust Company, N.A. , as
successor to JP Morgan Chase Bank, N.A. as Trustee
Residential Funding Company , LLC f/k/a Residential
Funding Corporation Attorney in Fact.

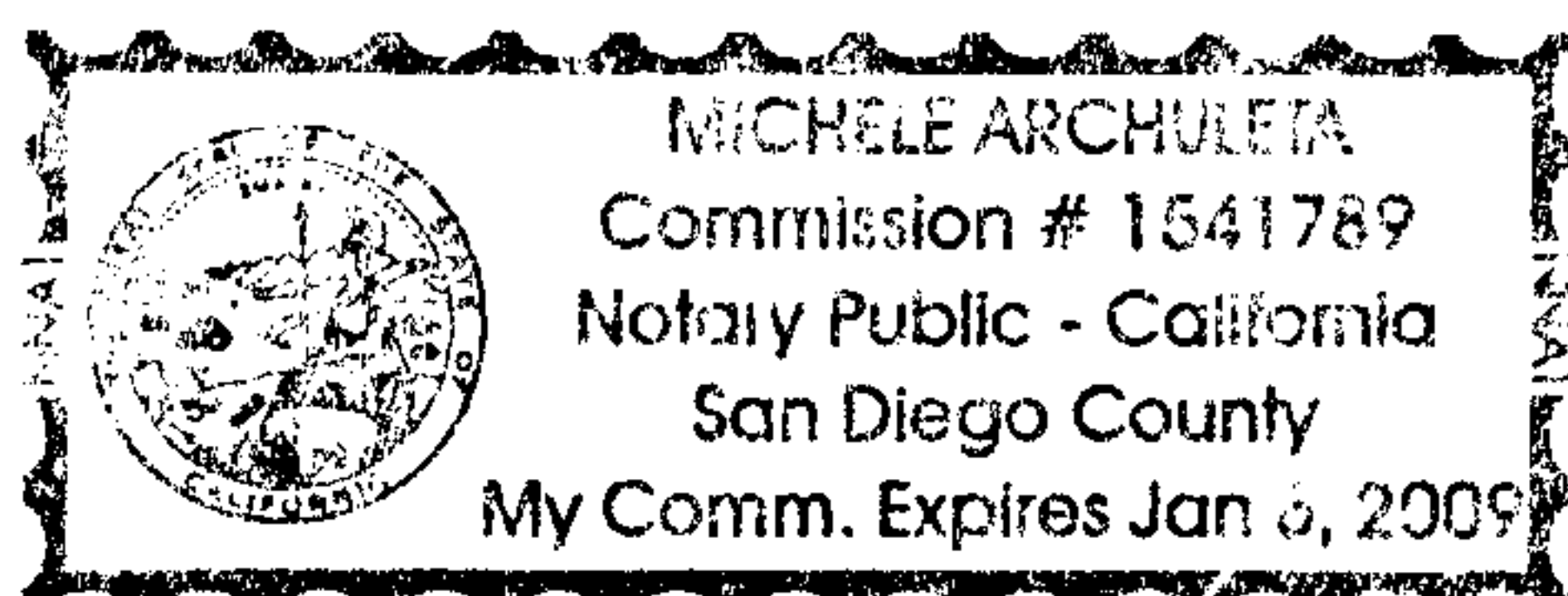
By: [Signature]
Its Sharmel Dawson-Tyau [Signature]

STATE OF CA

COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Sharmel Dawson-Tyau, whose name as PMJO of The Bank
of New York Trust Company, N.A. , as successor to JP Morgan Chase Bank, N.A. as Trustee
Residential Funding Company , LLC f/k/a Residential Funding Corporation Attorney in Fact., 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 12 day of November, 2008.



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-002611

Shelby County, AL 11/20/2008
State of Alabama

Deed Tax: \$53.00