

20081126000451650 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
11/26/2008 01:07:21PM FILED/CERT

Shelby County, AL 11/26/2008
State of Alabama

Deed Tax: \$2.50

This Instrument Prepared By:

Paul M. Kemp

Morris|Hardwick|Schneider, LLC

3535 Grandview Parkway, Suite 610

Birmingham, AL 35243

BRR-081000464S

Send Property Tax Notice to:

124 Shady Hills Cir.
Calera, AL 35040

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 Twenty Four Thousand Nine Hundred and 00/100 Dollars (\$124,900.00) 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

Lisa A. Fultz

(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 8, Shady Hills a Subdivision according to a map or plat thereof which is on file of record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 16, Page 83, reference to which is hereby made in aid of and as a part of this description.

Property Address: 124 Shady Hills Circle, Calera, AL 35040

Parcel ID#286230000011043

Source of Title: Instrument #200805000182540

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 #200805000182540.

\$ 122,582.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

Property Address: 124 Shady Hills Cir, Calera, AL 35040

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 20 day of Oct, 08.

The Bank of New York Trust Company, N.A.,
as successor to JP Morgan Chase Bank, N.A.,
as Trustee

Elke Orona
Witness **Elke Orona**

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

(Corporate Seal)

State of CA
County of San Diego

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 The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as Trustee, 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 20 day of Oct, 08.

Notary Public
My Commission Expires: _____
[Seal]

124 Shady Hills Cir
Calera, AL, 35040
Servicer Loan #:

