

20090226000069560 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
02/26/2009 02:36:58PM FILED/CERT

Shelby County, AL 02/26/2009
State of Alabama

Deed Tax: \$3.50

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

Send Tax Notice to:
Steven G. Van Epps

2133 Old Cahaba Pl.
Helena, AL 35880-7068

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred ninety-five thousand and 00/100 Dollars (\$195,000.00) to the undersigned, US Bank National Association as Trustee for JP ALT 2006-S2, 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 Steven G. Van Epps, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 440, according to the Survey of Old Cahaba Oakwood Sector, as recorded in Map Book 28, Page 13, 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. 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.
4. Restrictions appearing of record in Inst. No. 2001-9358; Inst. No. 1998-29958; Inst. No. 1998-29993; Inst. No. 1998-19220; Inst. No. 1999-29872 and Inst. No. 1999-42849.
5. Right-of-way granted to Alabama Power Company recorded in Volume 247, Page 853; Volume 131, Page 447 and Volume 139, Page 238.
6. 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. 20080214000061210, in the Probate Office of Shelby County, Alabama.

\$ 191,468 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
17 day of February, 2009.

US Bank National Association as Trustee for JP ALT
2006-S2 ~~for Suntrust Mortgage, Inc.~~ its ATTORNEY
IN FACT

By: Wayne D. Macdon

Its _____

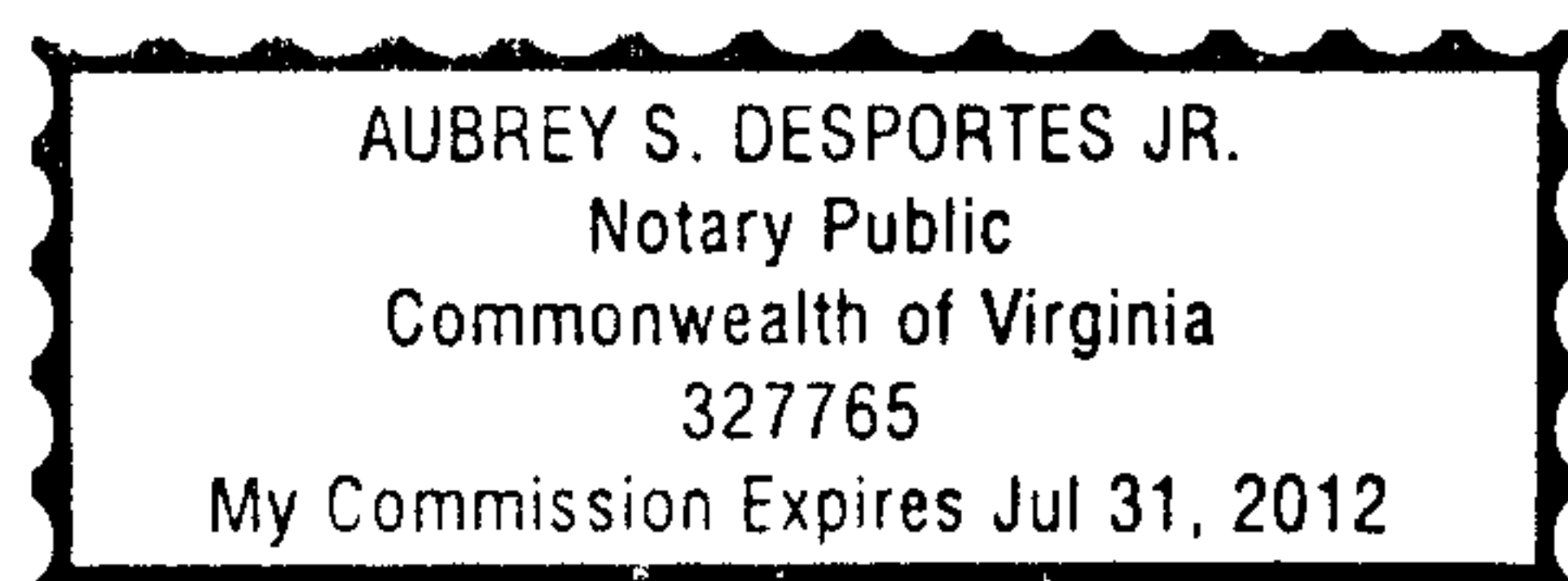
V.P.

STATE OF VIRGINIA

City
COUNTY OF RICHMOND

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Wayne D. Macdon, whose name as V.P. of US Bank
National Association as Trustee for JP ALT 2006-S2, 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 17 day of February, 2009.



Aubrey S. Desportes Jr.
NOTARY PUBLIC
My Commission expires: July 31, 2012
AFFIX SEAL

2009-000288