

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

Send Tax Notice to:
Matthew D. Morris
Betty A. Morris

2482 Val Drive
Birmingham, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of one hundred sixty-two thousand and 00/100 Dollars (\$162,000.00) to the undersigned, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as Trustee for Series #2003-RS2 RAMP, a corporation, by Residential Funding Company, LLC f/k/a Residential Funding Corporation, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Matthew D. Morris, and Betty A. Morris, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 2, in Block 2, according to the Map and Plat of Indian Valley, First Sector, a map of which is filed of record in Map Book 5, Page 43, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 102 Page 55, Book 111, Page 265, Book 110, page 297 and Book 129, Page 565.
4. Easements, building lines and restrictions as shown on recorded map
5. Restrictions and covenants appearing of record in Book 258, page 257 and Book 4, page 187
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 20081113000438220, in the Probate Office of Shelby County, Alabama.

\$159,065.00 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 Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 4TH day of March, 2009.

The Bank of New York Mellon Trust Company, National
Association fka The Bank of New York Trust Company, N.A.,
as successor to JP Morgan Chase Bank, N.A., as Trustee for
Series #2003-RS2 RAMP
By Residential Funding Company, LLC f/k/a Residential
Funding Corporation, as Attorney in Fact

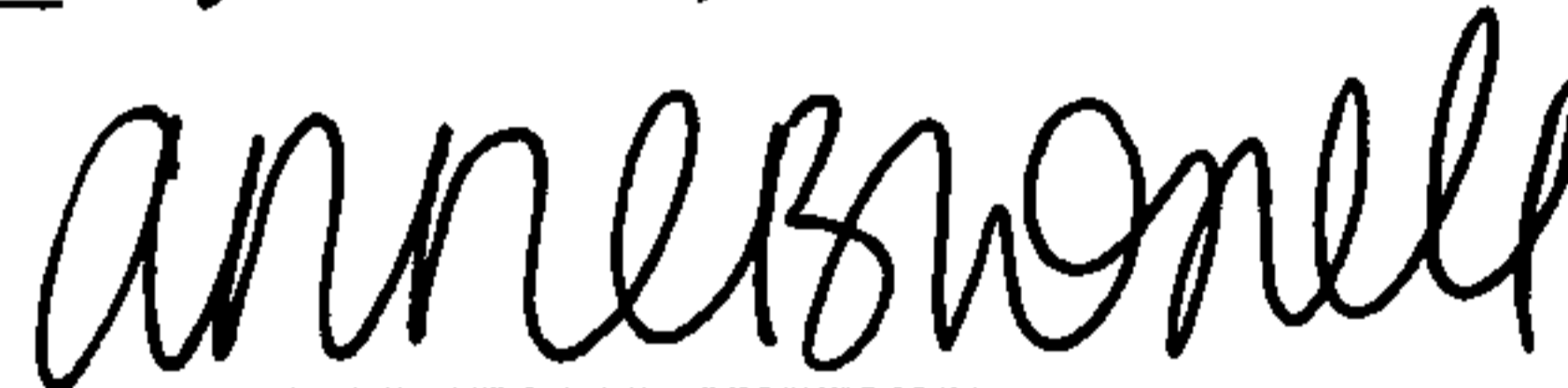
By: 
Its DAVID HOVLEY
Processing Management Jr Officer

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
DAVID HOVLEY, whose name as Processing Management Jr Officer of Residential
Funding Company, LLC f/k/a Residential Funding Corporation, as Attorney in Fact for The Bank of New
York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as
successor to JP Morgan Chase Bank, N.A., as Trustee for Series #2003-RS2 RAMP, 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, acting in its capacity as Attorney in Fact as
aforesaid.

Given under my hand and official seal, this the 4TH day of March, 2009.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

Shelby County, AL 04/06/2009
State of Alabama

Deed Tax: \$3.00

2008-004737

