



20090512000179220 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
05/12/2009 02:32:15 PM FILED/CERT

Shelby County, AL 05/12/2009
State of Alabama
Deed Tax : \$2.00

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

Send Tax Notice to:
Sheila Shepherd

1186 King Arthur Ct.
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred seven thousand and 00/100 Dollars (\$107,000.00) to the undersigned, JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC, 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 Sheila Shepherd, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Survey of Spring Gate, Sector One, Phase Three, as recorded in Map Book 20, Page 82, 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. Restrictions in Instrument #1975-31515 and #1995-31515 and amended in #1999-7522 and as shown on recorded plat.
4. Easement, right of way granted to Alabama Power Company in Real 182, Page 525; Deed Book 141, Page 507; Real 20, Page 893; Real 75, Page 699; Deed Book 55, Page 454; Deed Book 225, Page 224 and Real 20, Page 247.
5. Easement and rights of way to South Central Bell in Deed Book 285, Page 253.
6. Easement for Water Line in Instrument #1995-735.
7. Right of Way to Shelby County in Deed Book 271, Page 747.
8. Common areas to Spring Gate Homeowner's Association in Instrument #1998-43592.
9. 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. 20080909000359130, in the Probate Office of Shelby County, Alabama.

\$ 105,061⁰⁰ 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.



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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20 day of March, 2009.

JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC

By: Susan Harber

Susan Harber
Assistant Vice President

Its _____

STATE OF Texas

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Harber, whose name as AVP of JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC, 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 20 day of March, 2009.

Jaime L Marshall
NOTARY PUBLIC

My Commission expires: 2-15-2012

AFFIX SEAL

2009-000180

