



20090601000206150 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
06/01/2009 02:01:33 PM FILED/CERT

Prepared by:  
McCALLA RAYMER, LLC  
105 Tallapoosa Street, Suite 109  
Montgomery, Alabama 36104

Send Property Tax Notice to:  
James Albert Peek & Jacqueline C. Peek  
1089 Chateau Drive  
Helena, AL 35080

# SPECIAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

103,000<sup>00</sup>

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **The Bank of New York Mellon f/k/a The Bank of New York as successor to JP Morgan Chase Bank, N.A. as trustee for the benefit of the Certificateholders of Popular ABS, Inc Mortgage Pass-Through Certificate Series 2005-6,** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **James A. Peek and Jacqueline C. Peek** as joint tenants with rights of survivorship. (hereinafter referred to as GRANTEE), his heirs and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit: All that property described on Exhibit "A" attached hereto and incorporated herein by reference.

James A. Peek is one and the same person as James Albert Peek.

TO HAVE AND TO HOLD, the aforegranted premises to said GRANTEE(S), his heirs and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, 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 EVIDENCED BY THE FORECLOSURE DEED FILED FOR RECORD ~~BOOK 0387 PAGE 006~~ AT INSTRUMENT NUMBER AND RECORDED IN ~~BOOK 0387 PAGE 006~~ PROBATE COURT OF SHELBY COUNTY, ALABAMA.  
Book LR20071214000564330.

\*December 12, 2007

IN WITNESS WHEREOF, I have caused these present to be executed in its name and on its behalf as aforesaid, on this 20th day of April, 2009.

\$101,134.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The Bank of New York Mellon f/k/a The Bank of New York as successor to JP Morgan Chase Bank, N.A. as trustee for the benefit of the Certificateholders of Popular ABS, Inc Mortgage Pass-Through Certificate Series 2005-6  
**LITTON LOAN SERVICING, LP**  
**ATTORNEY-IN-FACT**

Shelby County, AL 06/01/2009  
State of Alabama  
Deed Tax : \$2.00

By: [Signature] (SEAL)  
Name: J. LYNN BURROW  
Title: ASSISTANT VICE PRESIDENT  
Attested: \_\_\_\_\_ (SEAL)  
Name:  
Title:

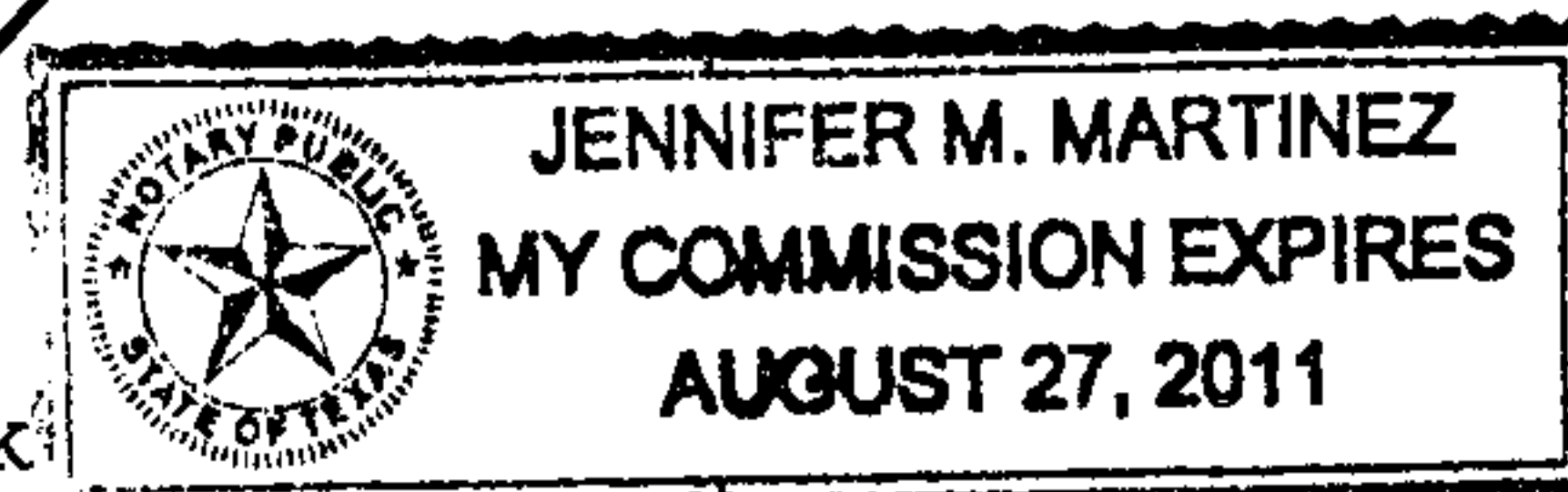
STATE OF TX  
COUNTY OF HARRIS

I, the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that J. LYNN BURROW who is Authorized Signatory of Litton Loan \*\*, 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 as such officer with full authority, executed same voluntarily for and as the act of **The Bank of New York Mellon f/k/a The Bank of New York as successor to JP Morgan Chase Bank, N.A. as trustee for the benefit of the Certificateholders of Popular ABS, Inc Mortgage Pass-Through Certificate Series 2005-6.** by **Litton Loan Servicing, LP, AIF**

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 20 day of April, 2009

[Signature]  
Notary Public

My Commission expires: \_\_\_\_\_



\*\*Servicing LP, acting in its capacity as Attorney in Fact for The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A. as Trustee for the benefit of the Certificateholders of Popular ABS, Inc Mortgage Pass-Through Certificate Series 2005-6.

CLAYTON T. SWEENEY, ATTORNEY AT LAW



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Exhibit "A"

Lot 44, according to the Survey of Brandywine, First Sector, as recorded in Map Book 7, Page 7 in  
the Probate Office of Shelby County, Alabama.