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Shelby Cnty Judge of Probate, AL
06/01/2009 02:02:57 PM FILED/CERT

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

Send Tax Notice to:

Jacob Vernon

Benjamin Vernon

228 Saratoga Lane

Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of seventy-seven thousand three hundred and 00/100 Dollars (\$77,300.00) to the undersigned, 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 Certificate holders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-6, a corporation, by Litton Loan Servicing, LP, 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 Jacob Vernon, and Benjamin Vernon, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of the Cottages of Saratoga, Phase 1, as recorded in Map Book 31, Page 114, 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. Building line and Easements as set out in recorded plat.
4. Transmission line permit to Alabama Power Company recorded in Deed Book 98, Page 75 and Deed Book 104, Page 151
5. Easement to South Central Bell recorded in Book 52, Page 81
6. Protective covenants, Restrictions, Easements, Right and Liens as recorded in Instrument No. 20030729000487000, Page 1-8.
7. 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. 20070927000453570, in the Probate Office of Shelby County, Alabama.

\$ 75,899.00 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, their heirs and assigns, forever.

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

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 Certificate holders of Popular
ABS, Inc. Mortgage Pass-Through Certificates Series
2005-6

By Litton Loan Servicing, LP, as Attorney in Fact

By:

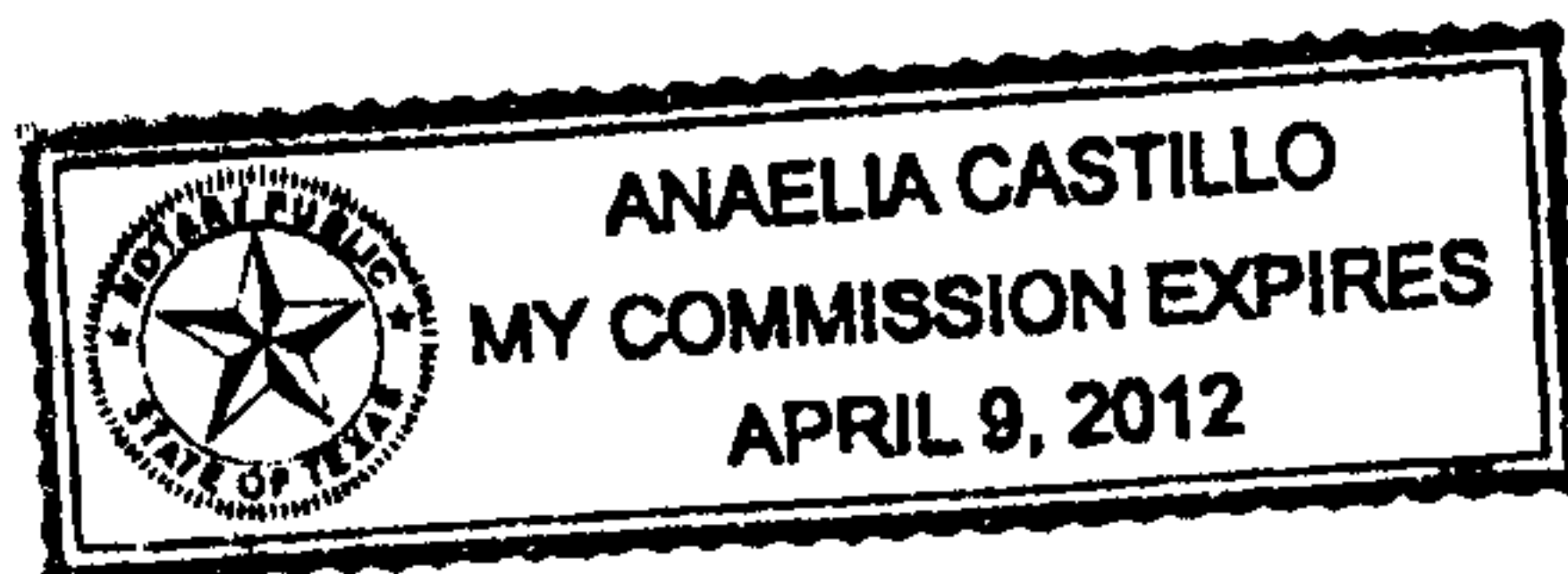
J. Lynn Burrow
J. LYNN BURROW
ASSISTANT VICE PRESIDENT

STATE OF Tx

COUNTY OF HARRIS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
J. LYNN BURROW, whose name as Authorized Signatory of Litton
Loan Servicing, LP, 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
Certificate holders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-6, 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 26 day of May, 2009.



Anaelia Castillo

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2008-004870