


20090708000262200 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
07/08/2009 10:38:44 AM FILED/CERT

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

Send Tax Notice to:
Pinkie Johnson
898 Meriweather Drive
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred ten thousand nine hundred and 00/100 Dollars (\$110,900.00) to the undersigned, The Bank of New York Mellon, fka The Bank of New York as successor in interest to JP Morgan Chase Bank NA as Trustee for Bear Stearns Asset Backed Securities Trust 2006-3, Asset Backed Certificates, Series 2006-3, a corporation, by Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact, (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 Pinkie Johnson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 58, in the Meadows of Meriweather, Phase I, as recorded in Map Book 33, Page 69, 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. Municipal improvements, assessments and fire district dues against subject property, if any
4. 20 foot minimum building line and 8 foot Utility Easement along Meriweather Drive and a 20 foot easement running along the rear property line as shown by recorded map
5. Subject to covenants, conditions and restrictions (deleting there from, and restrictions indication any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in instrument No. 2004031000314710, in the Probate Office of Shelby County, Alabama.
6. Restrictions in favor of Alabama Power Company regarding underground utilities as set forth in instrument #20040629000354890 and in Instrument #20040910000506050.
7. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
8. 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. 20080815000329320, in the Probate Office of Shelby County, Alabama.

\$ 115,519.00 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 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 _____ day of March, 2009.

The Bank of New York Mellon, fka The Bank of New York as
successor in interest to JP Morgan Chase Bank NA as Trustee for Bear
Stearns Asset Backed Securities Trust 2006-3, Asset Backed
Certificates, Series 2006-3

By Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home
Mortgage, Inc., as Attorney in **NICOLE HUBINSON**

Vice President Loan Documentation

By: _____

Its _____

STATE OF Iowa

COUNTY OF Polk

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Nicole Robinson, whose name as VP of Wells Fargo Bank, N.A.
successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact for The Bank of New York Mellon,
fka The Bank of New York as successor in interest to JP Morgan Chase Bank NA as Trustee for Bear Stearns Asset
Backed Securities Trust 2006-3, Asset Backed Certificates, Series 2006-3, 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 9 day of March, 2009.

Kristen Dauner

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2008-003225

