

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

Send Tax Notice to:  
John L. Bearden Jr.  
Joel E. Bearden III

1699 Spring Creek Road  
Montevallo AL 35115

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-six thousand five hundred and 00/100 Dollars (\$46,500.00) to the undersigned, JPMC Specialty Mortgage, LLC, a corporation, (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 John L. Bearden Jr., and Joel E. Bearden III, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

**“See Exhibit A”**

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. Restrictions and covenants appearing of record in Misc. Volume 6, Page 804.
4. Right-of-way granted to Alabama Power Company recorded in Deed Volume 287, Page 506.
5. Easement granted Bellsouth Telecommunications recorded in Inst. No. 20080207000051690.
6. Restrictions as shown on recorded plat.
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. 20090708000263330, in the Probate Office of Shelby County, Alabama.

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.



20090930000372040 2/4 \$66.50  
Shelby Cnty Judge of Probate, AL  
09/30/2009 02:36:32 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 14<sup>th</sup> day of September, 2009.

JPMC Specialty Mortgage, LLC

By: \_\_\_\_\_

Its \_\_\_\_\_

Tony Huynh  
Asst. Vice President

STATE OF California

COUNTY OF San Diego

*See Attached*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_, whose name as \_\_\_\_\_ of JPMC 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 \_\_\_\_\_ day of September, 2009.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2009-002121

## ACKNOWLEDGMENT

State of California  
County of SAN DIEGO

On 9-14-09 before me, N FOGGY, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared TONY HUYNH, ASST. VICE PRESIDENT,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.


WITNESS my hand and official seal.

Signature N. Foggy (Seal)





## Exhibit A

  
20090930000372040 4/4 \$66.50  
Shelby Cnty Judge of Probate, AL  
09/30/2009 02:36:32 PM FILED/CERT

### LEGAL DESCRIPTION:

Unit "C", Building 9, Phase II, of Chandalar South Townhouses, as recorded in Map Book 7, Page 166, located in the Southwest Quarter of the Southeast Quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said Quarter-Quarter Section; thence in a Northerly direction along the East line of said Quarter-Quarter Section, a distance of 980.76 feet; thence 90 degrees left, in a Westerly direction a distance of 194.64 feet; thence 90 degrees left, in a Southerly direction, a distance of 97.03 feet to the corner of a wood fence that extends across the fronts of Units "A", "B", "C", and "D" of said Building 9; thence 85 degrees 51 minutes right, in a Southwesterly direction along the outer face of said wood fence extending across the front of Unit "D" a distance of 24.15 feet to the point of beginning; thence continue a Southwesterly direction along the outer face of said wood fence extending across the front of Unit "C" a distance of 18.8 feet to the centerline of wood fence common to Units "B" and "C"; thence 90 degrees right, in a Northwesterly direction along the centerline of said wood fence, a party wall and another wood fence both common to Units "B" and "C", and the Southwest outer face of a storage building, a distance of 71.94 feet to the Northwest corner of said storage building; thence 90 degrees right in a Northeasterly direction along the Northwest outer face of said storage building, a distance of 6.4 feet to the Northeast corner of said storage building; thence 90 degrees right, in a Southeasterly direction along Northeast outer face of said storage building, a distance of 4.3 feet to a point on the outer face of a wood fence extending across the back of Unit "C" thence 90 degrees left, in a Northeasterly direction along the outer face of said wood fence, a distance of 14.1 feet to the centerline of a wood fence common to Units "C" and "D"; thence 90 degrees right, in a Southeasterly direction along the centerline of said wood fence, a party wall and another wood fence, both common to Units "C" and "D" a distance of 67.64 feet to the point of beginning. Situated in Shelby County, Alabama.