

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

Send Tax Notice to:
Mitzi Bessant

106 Hummingbird Circle
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred nine thousand and 00/100 Dollars (\$109,000.00) to the undersigned, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as trustee for RAMP 2006-RZ4, a corporation, by Residential Funding Company, LLC f/k/a Residential Funding Corporation, 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 Mitzi Bessant, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, Block 2, according to the Map and Survey of Meadowview, First Sector Addition, as recorded in Map Book 6, Page 109, in the Office of the Judge of Probate 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 appearing of record in Misc. Book 11, Page 174.
4. Right-of-way granted to Alabama Power Company recorded in Volume 292, Page 623; Volume 299, Page 482; Deed Book 112, Page 38; Deed Book 126, Page 174 and Deed Book 151, Page 96.
5. 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. 20090709000264830, in the Probate Office of Shelby County, Alabama.

\$ 101,025⁰⁰ 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.

20091002000374530 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
10/02/2009 10:02:53 AM FILED/CERT

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

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as trustee for RAMP 2006-RZ4

By Residential Funding Company, LLC f/k/a Residential Funding Corporation, as Attorney in Fact

By:

Its Processing Management Jr Officer

DAVID HOVLEY

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Shelby County, AL 10/02/2009

State of Alabama

Deed Tax : \$2.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DAVID HOVLEY**, whose name as Processing Management Jr Officer of Residential Funding Company, LLC f/k/a Residential Funding Corporation, as Attorney in Fact for The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as trustee for RAMP 2006-RZ4, 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 26th day of August, 2009.

B. Herrera
NOTARY PUBLIC
My Commission expires: Apr. 2, 2011
AFFIX SEAL

2009-002112

