

20091030000407430 1/1 \$14.00
Shelby Cnty Judge of Probate, AL
10/30/2009 01:28:37 PM FILED/CERT

Send Tax Notice To:
Erin M. Herrera
685 Forest Lakes Drive
Sterrett, AL 35147

STATE OF ALABAMA)
COUNTY OF SHELBY)

LIMITED WARRANTY DEED

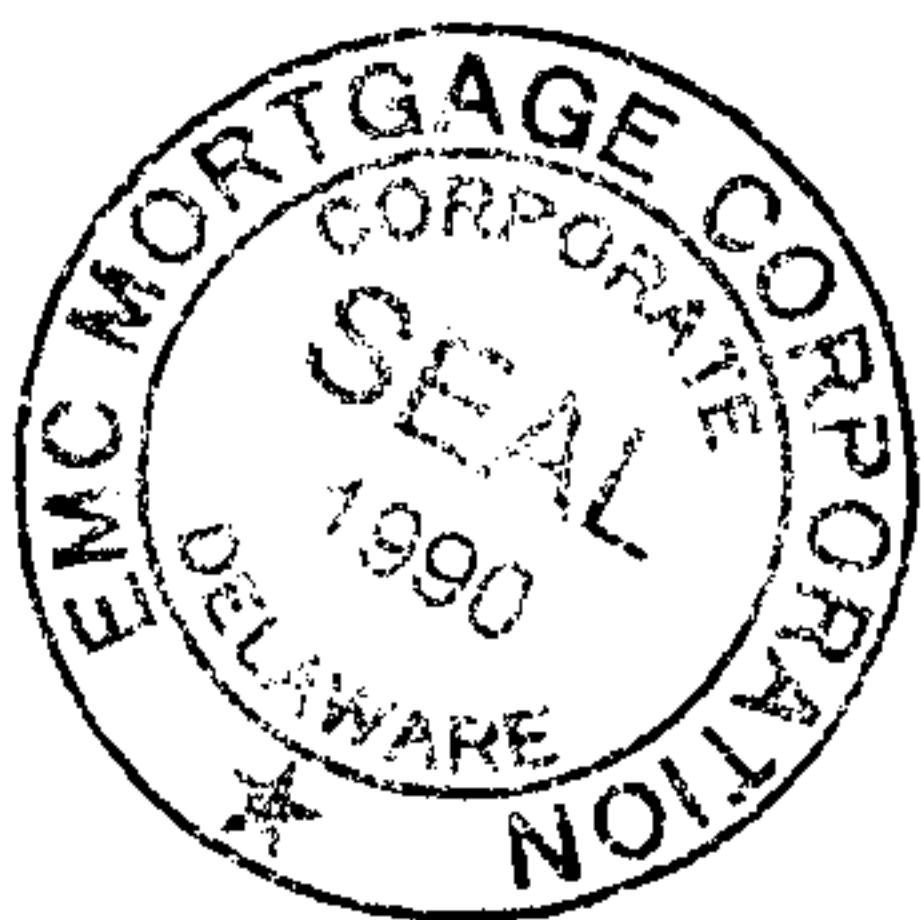
KNOW ALL MEN BY THESE PRESENT: That the undersigned, J.P. MORGAN ACQUISITION CORP. BY AND THROUGH EMC MORTGAGE CORPORATION, ITS AUTHORIZED SIGNOR, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by ERIN M. HERRERA, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said ERIN M. HERRERA, the following described real estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 526, according to the Final Plat of Forest Lake Sector 5, as recorded in Map Book 34, Page 122 A, B, & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT # 20090805000300990, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. \$155,138.00 of the above recited consideration was paid from the proceeds of a mortgage TO HAVE AND TO HOLD THE above described real estate, together with all and singular the loan closed rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise simultaneously appertaining, unto the said ERIN M. HERRERA and unto her heirs and assigns forever. Said property herewith. being subject, however to ad valorem taxes due October 1, 2009; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of SHELBY County, Alabama.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

IN WITNESS WHEREOF, J.P. MORGAN ACQUISITION CORP. BY AND THROUGH EMC MORTGAGE CORPORATION, ITS AUTHORIZED SIGNOR has caused this instrument to be executed by Teresa Nixon, Its Vice President for and as the act of said corporation on this the 22 day of Sept., 2009.



J.P. MORGAN ACQUISITION CORP.

BY: EMC MORTGAGE CORPORATION
ITS AUTHORIZED SIGNOR

BY: Teresa Nixon (SEAL)
ITS: Vice President

STATE OF TEXAS)
COUNTY OF Denton)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, Teresa Nixon, whose name as Vice President of EMC MORTGAGE CORPORATION., as AUTHORIZED SIGNOR for J.P. MORGAN ACQUISITION CORP., 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 in its capacity as AUTHORIZED SIGNOR for J.P. MORGAN ACQUISITION CORP.

Given under my hand and seal this the 22 day of Sept., 2009.

State of Alabama
Deed Tax : \$3.00

Eileen Deaton (SEAL)
Notary Public:
My Commission Expires: 2/11/10

This instrument was prepared by:
JAMES G. HARRISON
Stephens, Millirons, Harrison & Gammons
2430 L&N Drive, Huntsville, AL 35801
RE: 685 Forest Lakes Dr, Sterrett, AL

