

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

Send Tax Notice to:
Jim Blalock

6546 QUAIL RUN DRIVE
Pelham AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-five thousand and 00/100 Dollars (\$135,000.00) to the undersigned, JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC, a corporation, (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 Jim Blalock, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 47, according to the Map and Survey of Quail Run, Phase 2, as recorded in Map Book 7, Page 113, in the Probate Office of Shelby County, Alabama, situated in 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. Easement/right-of-way to Alabama Power Company as recorded in Book 101 Page 523 and Book 519, Page 61.
4. Easement/right-of-way to South Central Bell Telephone Company as recorded in Book 320 Page 881.
5. Easement/right-of-way to Alabama Gas Corporation as recorded in Book 206 Page 21.
6. Restrictions appearing of record in Book 29, page 15 and Book 28, Page 859
7. Agreement with Alabama Power Company recorded in Book 29, Page 16
8. Agreement with Oliver Oaks Development, Inc. recorded in Book 16, page 829
9. 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. 20081119000444010, in the Probate Office of Shelby County, Alabama.

\$ 108,000.00 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.

Shelby County, AL 12/03/2009

State of Alabama

Deed Tax : \$27.00


20091203000444120 1/2 \$41.00
Shelby Cnty Judge of Probate, AL
12/03/2009 10:09:46 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
16th day of ~~October~~^{November}, 2009.

JPMC Specialty Mortgage, LLC f/k/a WM Specialty
Mortgage, LLC

By: _____

Its Terence "Terry" Free
AVP, REO Manager

STATE OF Texas

COUNTY OF Denton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Terence Free, whose name as AVP of JPMC
Specialty Mortgage, LLC f/k/a WM 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.

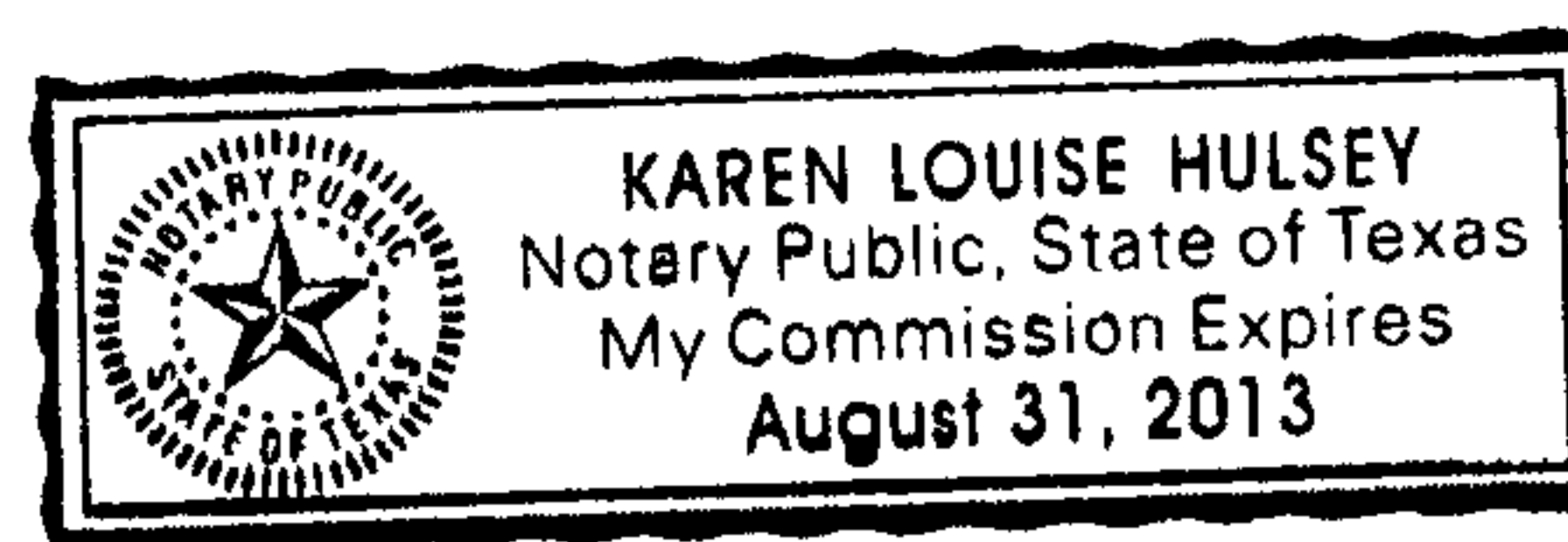
Given under my hand and official seal, this the 16th day of ~~October~~^{November}, 2009.

Karen Hulsey
NOTARY PUBLIC

My Commission expires: August 31, 2013

AFFIX SEAL

2009-000157



20091203000444120 2/2 \$41.00
Shelby Cnty Judge of Probate, AL
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