



20100115000014660 1/2 \$33.50
Shelby Cnty Judge of Probate, AL
01/15/2010 01:06:39 PM 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:
Shannon Pate

*513 Camden Cove Circle
Calera, AL 35040*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-six thousand five hundred and 00/100 Dollars (\$96,500.00) to the undersigned, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company NA, as successor to JP Morgan Chase Bank, NA, as trustee for that certain pooling and servicing agreement, Series #2004-RS7, Pool #4882, 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 Shannon Pate, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 246, according to the Survey of the Final Plat of Camden Cove, Sector 8, as recorded in Map Book 31, Page 64, 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. Restrictions, easements and building lines as shown on recorded map
4. Restrictions or covenants as set forth in Instrument no. 20030509000286280.
5. Restrictions with easement as recorded in Instrument No. 20030612000368450
6. Oil, gas and mineral lease and Easement to Atlantic Richfield as recorded in Book 321, Page 626.
7. Permit granted to Alabama Power Company as recorded in Book 247, Page 839.
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. 20091014000388090, in the Probate Office of Shelby County, Alabama.

\$ 171,200⁰⁰ 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 10th day of December, 2009.

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company NA, as successor to JP Morgan Chase Bank, NA, as trustee for that certain pooling and servicing agreement, Series #2004-RS7, Pool #4882

By: [Signature]

Its Jamey Davis pm ASD

STATE OF Texas

COUNTY OF Dallas

Shelby County, AL 01/15/2010

State of Alabama

Deed Tax : \$19.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jamey Davis, whose name as pm ASD of The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company NA, as successor to JP Morgan Chase Bank, NA, as trustee for that certain pooling and servicing agreement, Series #2004-RS7, Pool #4882, 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 10 day of December, 2009.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-003365

