

**INVESTOR NUMBER: 011-5146270-703**

**Chase Home Finance, LLC CM #: 138801**

**MORTGAGOR(S): RONNIE MCCOY AND KRISSY MCCOY**

THIS INSTRUMENT PREPARED BY:

Colleen McCullough  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
P. O. Box 55727  
Birmingham, AL 35255-5727

STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Chase Home Finance, LLC**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 8 and 9, in Block 251, according to Dunstan's Survey of the Town of Calera, Alabama; less and except the East 75 feet of Lots 8 and 9, in Block 251, according to Dunstan's Survey of the Towns of Calera, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

**\*138801\* \*SWD \*R\***

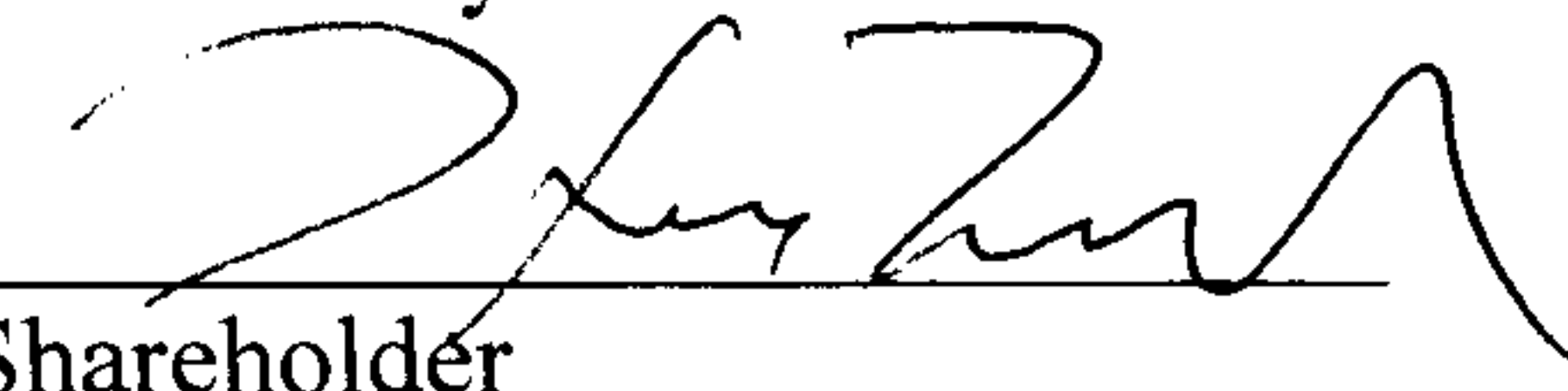


20100201000031060 2/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
02/01/2010 02:06:44 PM FILED/CERT

IN WITNESS WHEREOF, **CHASE HOME FINANCE, LLC**, a corporation, has caused this conveyance to be executed by Stephen G. Collins as Shareholder of Sirote & Permutt, P.C. pursuant to that certain Limited Power of Attorney attached hereto as Exhibit A and fully incorporated herein. This Special Warranty Deed is executed on the 28 day of January, ~~2009~~ 2010.

**CHASE HOME FINANCE, LLC**

By: Sirote & Permutt, P.C.  
as Attorney-in-Fact for **Chase Home Finance, LLC**

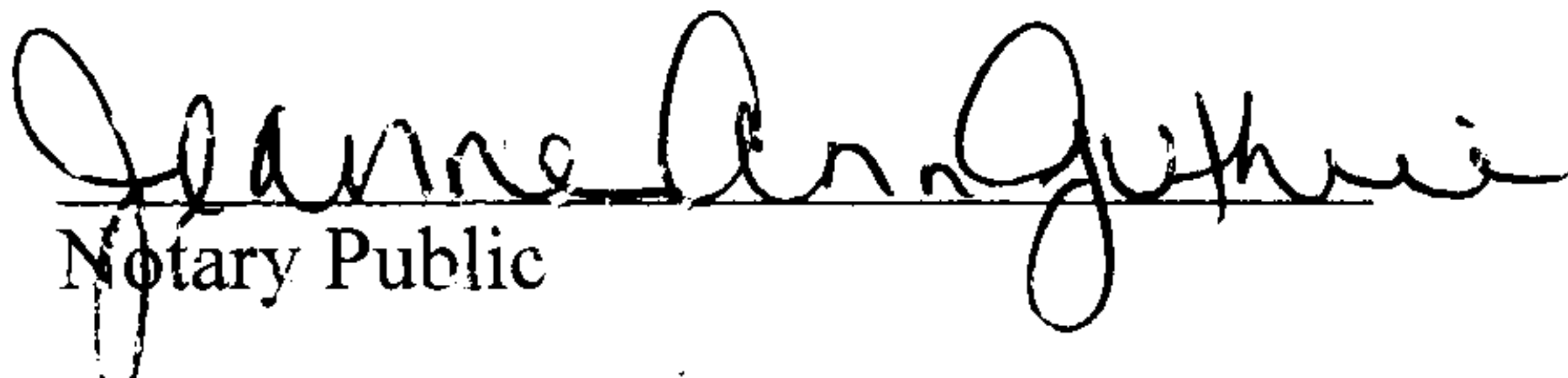
By:   
Its: Shareholder

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Stephen G. Collins, whose name as Shareholder of Sirote & Permutt, P.C., 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, as shareholder, 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 28 day of January, ~~2009~~ 2010.

  
Notary Public

My Commission Expires:                      **MY COMMISSION EXPIRES JULY 30, 2013**  
**MY COMMISSION EXPIRES JULY 30, 2013**

Grantee's Address:  
Secretary of Housing and Urban Development  
c/o Hooks Van Holm  
The Noble Building  
1021 Noble Street, Ste 212-221  
Anniston AL 36201

\*138801\* \*SWD \*R\*



2008010816230750

200801081639750 1/2  
Bk: LK230501 Pg: 7913  
Jefferson County, Alabama  
I certify this instrument filed on:  
01/08/2008 03:51:03 PM PDR  
Judge of Probate- Alan L. King

20100201000031060 3/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
02/01/2010 02:06:44 PM FILED/CERT

The authority of Attorney in Fact to exercise the rights and powers herein granted shall commence and be in full force and effect on the date this Limited Power of Attorney is signed by the undersigned, and such rights and powers herein shall be in full force and effect until revoked by the undersigned, and all persons dealing with its said Attorney in Fact shall be entitled to rely on such authority unless such person has actual knowledge of the revocation of this Limited Power of Attorney by Chase (or its successor in interest), or until a written revocation is filed in the real property records of the county or town where this Limited Power of Attorney has been previously filed, as required by applicable law. Notwithstanding the foregoing, this Limited Power of Attorney shall expire, if not sooner terminated, on the third (3<sup>rd</sup>) anniversary of the execution date hereof.

The undersigned hereby certifies that he/she is the duly authorized officer of each Principal signed this Limited Power of Attorney, and is executing this Limited Power of Attorney pursuant to proper authority of the Board of Directors thereof, and that all necessary action for the execution and delivery of this instrument has been taken and done.

Executed this 7 day of January, 2009

[Signature]  
(printed name)

Authorized Vice President of:

CHASE HOME FINANCE LLC, A DELAWARE LIMITED LIABILITY COMPANY  
JPMORGAN CHASE BANK, N.A.  
CHASE BANK USA, N.A.

Signed in the presence of:

[Signature]  
(printed name)

\_\_\_\_\_  
(printed name and title)

STATE OF Ohio )  
COUNTY OF Franklin )

This instrument was acknowledged before me this 7 day of January, 2009 by Ralph Gerard, the Vice President of Chase Home Finance LLC, a Delaware Limited Liability Company, and JPMorgan Chase Bank, N.A., on behalf of said Principals.



VALERIE RAMOS  
Notary Public, State of Ohio  
My Commission Expires Jan. 7, 2013

[Signature]  
Notary Public

My Commission expires: 1/7/2013  
Commission No. 206462

AFTER RECORDING RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

200901090000318750 2/2  
BK: LR200501 Pg: 7913  
Jefferson County, Alabama  
01/09/2009 03:51:03 PM PDA  
Fee - \$9.00

Total of Fees and Taxes-\$9.00  
HATCHERK