

This Instrument Prepared By:
Paul M. Kemp
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-100300070S

Send Property Tax Notice to:

121 Clark St
Pelham AL 35124

Special Warranty Deed

Shelby County, AL 04/22/2010

State of Alabama

Deed Tax : \$5.00

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ninety Five Thousand and 00/100 Dollars (\$95,000.00) cash in hand paid to

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

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Paul A. Zimmerman

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Parcel C

Commence at the NW corner of SE 1/4 of Section 8, Township 21 South, Range 3 West; thence run South along the West line of said 1/4-1/4 595.53 feet to an old 1/2 inch rebar, the point of beginning; thence proceed South along previous course 100.00 feet to a set rebar; thence an azimuth of 114 Deg. 12 Min. 21 Sec. Southeasterly 278.45 feet to a set rebar; thence an azimuth of 8 Deg. 07 Min. 37 Sec. Northeasterly 100.00 feet to an old 1/2 inch rebar; thence an azimuth of 359 Deg. 40 Min. 19 Sec. Northerly 150.00 feet to a rebar on the Southerly R.O.W. of Shelby County Highway #270, said point being on a curve to the right having a radius of 340 feet; thence an azimuth of 306 Deg. 08 Min. Northwesterly along a chord 129.36 feet to an old 1/2 inch rebar; thence an azimuth of 179 Deg. 45 Min. Southerly 184.57 feet to an old 1/2 inch rebar; thence an azimuth of 294 Deg. 14 Min. 12 Sec. Northwesterly 179.40 feet to the point of beginning.

Parcel D

Commence at the NW corner of SE 1/4 of SW 1/4 of Section 8, Township 21 South, Range 3 West; thence run South along the West line of said 1/4-1/4 695.53 feet to a set 1/2 inch rebar, the point of beginning; thence proceed South along previous course 190.64 feet to a set rebar on the North line of Parcel E; thence an azimuth of 112 Deg. 49 Min. 30 Sec. Southeasterly 249.00 feet; thence an azimuth of 8 Deg. 07 Min. 37 Sec. Northeasterly along West line of Parcels A and B 174.82 feet to the South line of Parcel C; thence an azimuth of 294 Deg. 12 Min. 21 Sec. Northwesterly along said South line 278.45 feet to the point of beginning.

Situated in Shelby County, Alabama.

Property Address: 869 Hwy 270, Maylene, AL 35114
Parcel ID#233080000014000

Source of Title: Instrument #20091230000475620

The subject property is or X is not the homestead of the grantor(s).

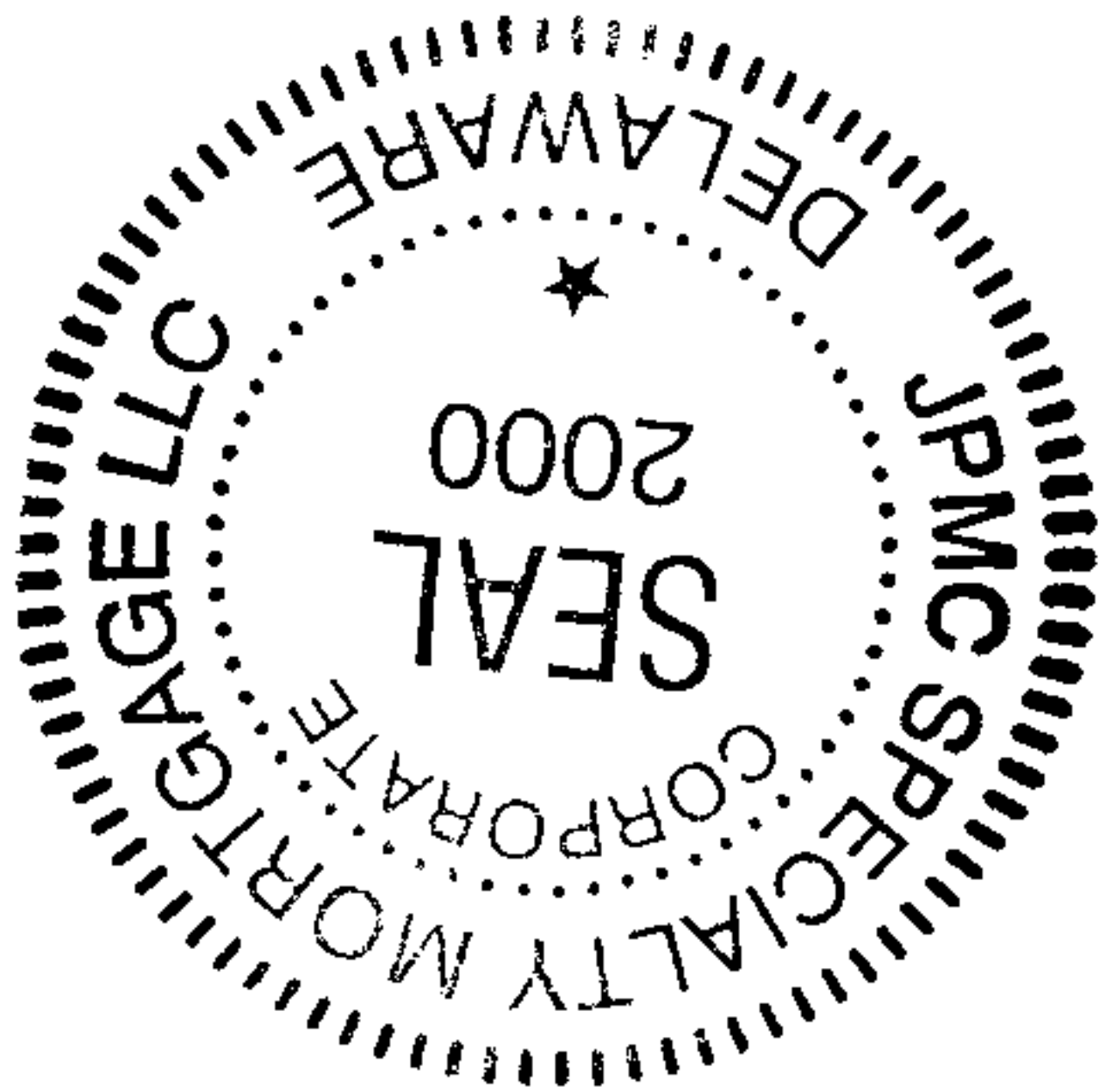
TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #20091230000475620.

90250.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, JPMC Speciality Mortgage, LLC f/k/a WM Speciality Mortgage, LLC, has caused these present to be executed in its name and on its behalf as aforesaid, on this 2nd day of March, 2010.



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

BY: [Signature]
President Tony Huynh
Asst. Vice President

ATTEST:
[Signature]
Secretary

State of _____
County of _____

I, _____, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that _____ whose name as President of JPMC Speciality Mortgage, LLC f/k/a WM Speciality Mortgage, LLC, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this _____ day of _____, _____.

Notary Public
My Commission Expires: _____
[Seal]

Reference:
869 Highway 270
Maylene, AL, 35114
Servicer Loan #: 57901613

See Attachment