

20100701000211050 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
07/01/2010 02:06:22 PM FILED/CERT

Shelby County, AL 07/01/2010

State of Alabama

Deed Tax : \$1.50

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

Send Tax Notice to:
Monica Lucas

*158 Cree / Ston Trail
Celera, AL 35040*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-four thousand nine hundred and 00/100 Dollars (\$94,900.00) to the undersigned, U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-CW2, a corporation, by BAC Home Loan Servicing, LP fka Countrywide Home Loans Servicing LP, as Attorney in Fact, (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 Monica Lucas, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 214, according to the Survey of Final Plat of Stonecreek Phase I, as recorded in Map Book 32, Page 92, 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. Easements, restrictions and setback lines as shown on recorded plat.
4. 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. 20091118000429070, in the Probate Office of Shelby County, Alabama.

\$ 93,638.00 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.

2009-004214 *SWD*

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
12 day of May, 2010.

U.S. Bank National Association, as Trustee for J.P. Morgan
Mortgage Acquisition Trust 2006-CW2
By BAC Home Loan Servicing, LP fka Countrywide Home
Loans Servicing LP, as Attorney in Fact

By: Maria E Castillo
Maria E Castillo

Its Assistant Secretary

STATE OF TEXAS

COUNTY OF COLLIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Maria E Castillo, whose name as Assistant Secretary of BAC
Home Loan Servicing, LP fka Countrywide Home Loans Servicing LP, as Attorney in Fact for
U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-
CW2, 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, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 12 day of May, 2010.

Bobbi Laughlin
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-004214

