

20100825000273760 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
08/25/2010 12:53:03 PM FILED/CERT

This Instrument Prepared By:
~~Keri Roth~~ **Paul Kemp**
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
BRR-100500157S

Send Property Tax Notice to:

7013 Colony Park Drive
Birmingham AL
35243

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ninety Four Thousand and 00/100 Dollars (\$94,000.00) cash in hand paid to

USB, as Successor in Interest for Wachovia Bank, N.A., for JP Morgan 2005-Alternative Loan Trust Series JPMALT 2005-1

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

Emily Nash and Keisha Turner
as Joint Tenants With Rights of Survivorship

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

Lot 144 according to the survey of Waterford Village Sector 4, as recorded in Map Book 33, Page 86 in the Probate Office of Shelby County, Alabama.

Property Address: 134 Village Drive, Calera, AL 35040
Parcel ID Number: 22-7-35-2-002-153.000

Source of Title: Instrument #2010040700015510

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

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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 #2010040700015510.

92750.00
0.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

Shelby County, AL 08/25/2010

State of Alabama
Deed Tax : \$1.50



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IN WITNESS WHEREOF, USB, as Successor in Interest for Wachovia Bank, N.A., for JP Morgan 2005-Alternative Loan Trust Series JPMALT 2005-1, has caused these present to be executed in its name and on its behalf as aforesaid, on this 12th day of Aug, 2010.

USB, as Successor in Interest for Wachovia Bank, N.A., for JP Morgan 2005-Alternative Loan Trust Series JPMALT 2005-1

BY: [Signature]
President

ATTEST:

[Signature]
Secretary

State of N.J.
County of Burlington

I, Andrea P. Finkel, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Kelly Smyth whose name as President of USB, as Successor in Interest for Wachovia Bank, N.A., for JP Morgan 2005-Alternative Loan Trust Series JPMALT 2005-1, 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 12th day of Aug, 2010.

[Signature]
Notary Public

My Commission Expires: _____

[Seal]

Andrea P. Finkel
Notary Public of New Jersey
My Commission Expires
August 26, 2014

Reference:
134 Village Drive
Calera, AL, 35040
Servicer Loan #:

Property Address: 134 Village Drive, Calera, AL 35040