

This Instrument Prepared By:
Keri Roth
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
BRR-100600182S

Send Property Tax Notice to:

110 Southledge
Birmingham AL
35242

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Four Hundred Thirty Five Thousand Nine Hundred and 00/100 Dollars (\$435,900.00) cash in hand paid to

The Bank of New York Mellon Trust Company, NA f/k/a The Bank of New York Trust Company, NA as successor in interest to JPMorgan Chase Bank, National Association, as trustee for MLMI Series 2003-A2

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

Charles A. Russell

(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 1843, according to the Map of Highland Lakes, 18th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26, Page 130, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. #1996-17543 and amended in Inst. # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 18th Sector, Phase I, recorded as Instrument No. 2000-15021 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Property Address: 110 Southledge, Birmingham, AL 35242
Parcel ID Number: 09-03-08-01-001-001.072

Source of Title: Instrument #2010011900006790

The subject property is or ☒ 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 #2010011900006790.

392310.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.



20100902000283800 1/2 \$60.00
Shelby Cnty Judge of Probate, AL
09/02/2010 11:12:18 AM FILED/CERT

Shelby County, AL 09/02/2010

State of Alabama

Deed Tax : \$44.00

IN WITNESS WHEREOF, The Bank of New York Mellon Trust Company, NA f/k/a The Bank of New York Trust Company, NA as successor in interest to JPMorgan Chase Bank, National Association, as trustee for MLMI Series 2003-A2, has caused these present to be executed in its name and on its behalf as aforesaid, on this 1 day of July, 2010.

The Bank of New York Mellon Trust
Company, NA f/k/a The Bank of New York
Trust Company, NA as successor in interest to
JPMorgan Chase Bank, National Association,
as trustee for MLMI Series 2003-A2
By: PHH Mortgage Corporation, Attorney in
Fact

BY: [Signature] (Name)

Its: A.V.P. (Title)

For PHH
Attorney in Fact

State of N.J.
County of Berlin

I, Ann-Elizabeth Zimecki, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, Patrick M. O'Brien of PHH Mortgage Corporation, whose name as Attorney-in-Fact for The Bank of New York Mellon Trust Company, NA f/k/a The Bank of New York Trust Company, NA as successor in interest to JPMorgan Chase Bank, National Association, as trustee for MLMI Series 2003-A2, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 1 day of July, 2010.


[Signature]
Notary Public
My Commission Expires: 7-31-11
[Seal]

Reference:
110 Southledge
Birmingham, AL, 35242
Servicer Loan #: 7078588030

ANN-ELIZABETH ZIMECKI
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 07/31/2011

Property Address: 110 Southledge, Birmingham, AL 35242
AL_SpecialWarrantyDeed.rdw

BRR-1006001825


20100902000283800 2/2 \$60.00
Shelby Cnty Judge of Probate, AL
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