

20100908000291280 1/5 \$120.00
Shelby Cnty Judge of Probate, AL
09/08/2010 01:31:12 PM FILED/CERT

Shelby County, AL 09/08/2010

State of Alabama

Deed Tax : \$96.00

This Instrument Prepared By:

Paul Kemp

Morris|Hardwick|Schneider, LLC

2718 20th Street South, Suite 210

Birmingham, AL 35209

BRR-100800244S

Send Property Tax Notice to:

609 Crosscreek Trail

Pelham AL 35124

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 Five Thousand Nine Hundred and 00/100 Dollars (\$95,900.00) cash in hand paid to

U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-HE3, Asset Backed Pass - Through Certificates, Series 2006-HE3

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

**Daniel Demarco and Laurie P. Demarco-Fedak
as Joints 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 13, in Block 4, according to the Survey of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6, Page 82, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Property Address: 609 Crosscreek Trail, Pelham, AL 35124

Parcel ID Number: 13-1-11-1-004-008.000

Source of Title: Instrument #20100624000200110

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

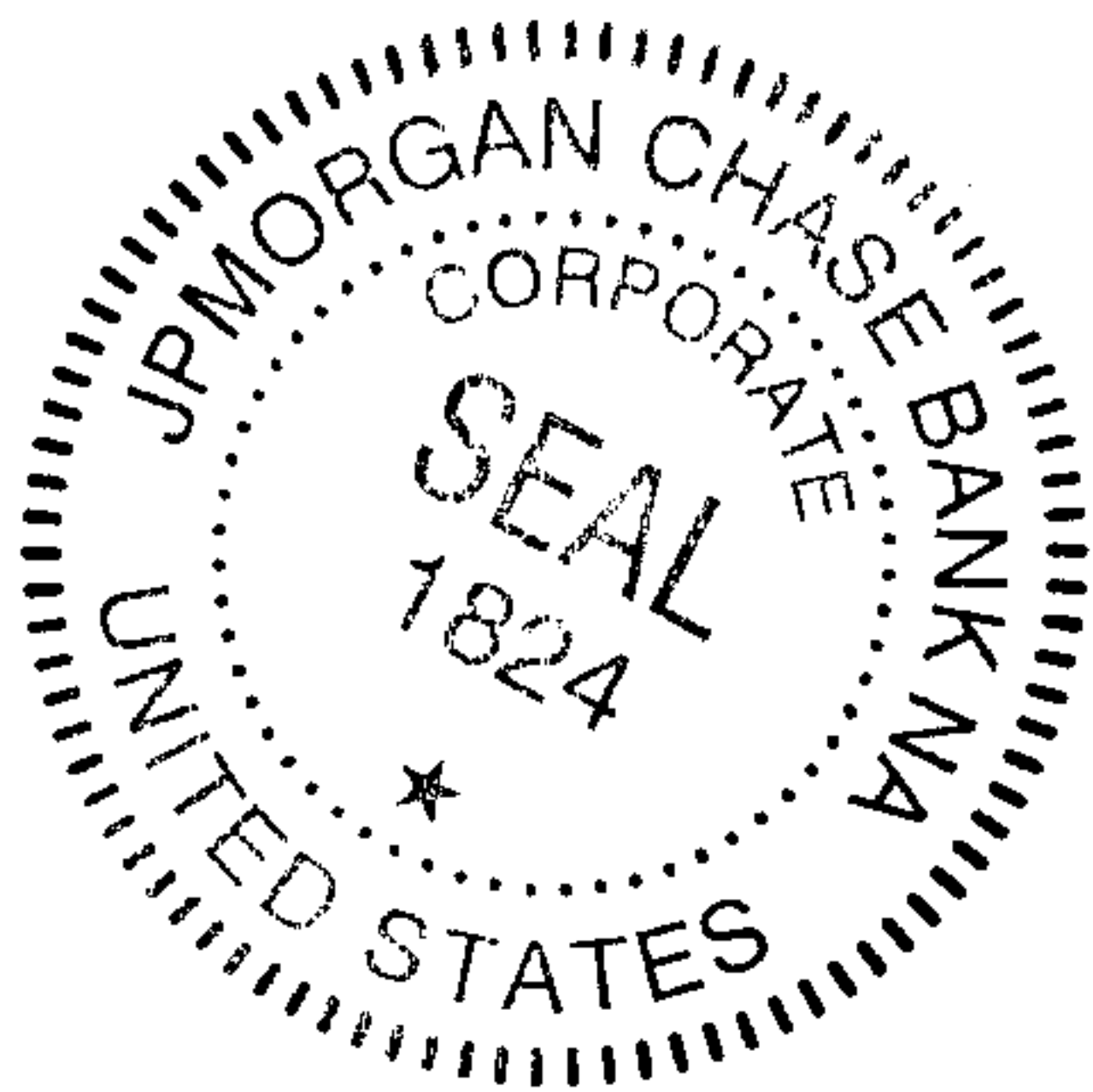
TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), 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 #20100624000200110.

0.00 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, U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-HE3, Asset Backed Pass - Through Certificates, Series 2006-HE3, has caused these present to be executed in its name and on its behalf as aforesaid, on this 23rd day of AUGUST, 2010.
**By JPMorgan Chase Bank, N.A.
As Attorney-In-Fact**



U.S. Bank National Association, as Trustee for
J.P. Morgan Mortgage Acquisition Trust
2006-HE3, Asset Backed Pass - Through
Certificates, Series 2006-HE3

BY: Linda Rice
President Linda Rice
Asst. Vice President

ATTEST:
Melinda Sexton
Secretary Melinda Sexton

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 U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-HE3, Asset Backed Pass - Through Certificates, Series 2006-HE3, 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 _____, _____.

See Attachment
Notary Public
My Commission Expires: _____
[Seal]

Reference:
609 Crosscreek Trail
Pelham, AL, 35124
Servicer Loan #:

Property Address: 609 Crosscreek Trail, Pelham, AL 35124

INCUMBENCY CERTIFICATE

I HEREBY CERTIFY that I am an Assistant Secretary of JPMorgan Chase Bank, N.A. and that the following individuals, holding the title set forth opposite their names, are duly elected officers of JPMorgan Chase Bank, N.A. and are authorized to execute documents related to the sale of mortgage loans and real property and the foreclosure of real property, including assignments of mortgage, modifications of mortgage, deeds, affidavits and other closing documents, substitutions of trustee, satisfactions and lien releases on behalf of JPMorgan Chase Bank, N.A.

Name:

Stephen Orr

Linda Rice

Title to which Appointed:

Assistant Vice President

Assistant Vice President

Diane Towns

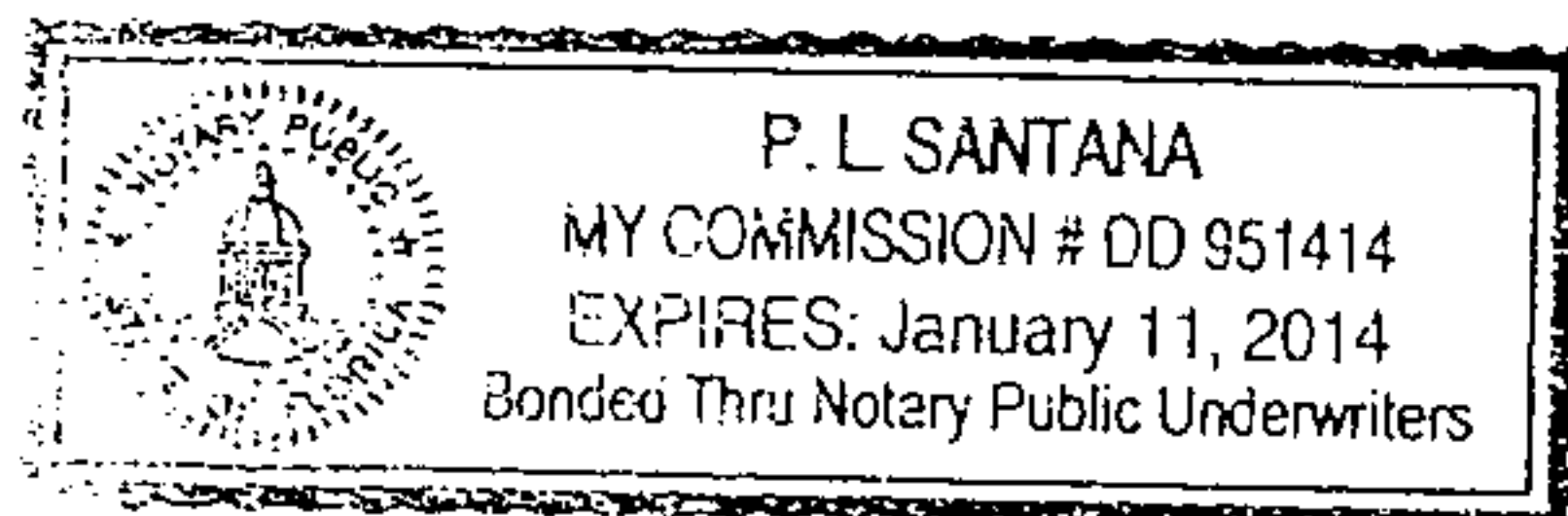
Diane Towns

Assistant Secretary

Dated: March 9, 2010

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

On this 9th day of March, 2010, before me the undersigned notary public, personally appeared Diane Towns, Assistant Secretary, who proved to me through satisfactory evidence of identification, which was to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose, and signed this document as her free act and deed, and the free act and deed of JPMorgan Chase Bank, N.A., in her capacity as Assistant Secretary.



P. L. Santana

Notary Public:

My Commission Expires: 1/11/2014



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Recording Requested by:
Chase Home Finance LLC

When Recorded Mail to:
Chase Home Finance LLC
10790 Rancho Bernardo Rd.
San Diego, Ca 92127
Attn. REO Dept.#320



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State:

AL

County:

Space above this line reserved for Recorder's use

DOL

TITLE(S)

LIMITED POWER OF ATTORNEY

ACKNOWLEDGMENT



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State of California
County of San Diego

On 8-23-10 before me, R. Fregoso , Notary Public
(insert name and title of the officer)

Linda Rice
Asst. Vice President
personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in
his/~~her~~/their authorized capacity~~(ies)~~, and that by his/~~her~~/their signature~~(s)~~ on the instrument the
person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

