

**This Document Prepared By:**

Allison Bourke  
Title2land, LLC  
11851 Wentling Ave.  
Baton Rouge, LA 70816  
(800) 549-6684  
10-34348NRA

As a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

**Return to:**

Title2Land, LLC  
11851 Wentling Ave., Suite A  
Baton Rouge, Louisiana 70816

**Source of Title:** 20100422000123170

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 29<sup>th</sup> of September, 2010 between JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act 12 U.S.C. § 1821(d) as grantor(s) pursuant to that grant of authority on file and of record; whose address is 10790 Rancho Bernardo Road, San Diego, CA 92127 to Custom Services, Inc., an Alabama corporation, as grantee, whose address is 1278 Deer Trail Road, Birmingham, AL 35226.

WITNESSETH: that the grantors, for in consideration of the sum of **SIXTY FIVE THOUSAND EIGHT HUNDRED AND 00/100 (\$65,800.00)** and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee, the following described land located in the County of Shelby, State of Alabama, to-wit:

**LOT 5, ACCORDING TO THE FINAL PLAT OF WYNFIELD PARC PHASE ONE, AS RECORDED IN MAP BOOK 27, PAGE 51, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Municipal Address: 109 Shine Drive, Pelham, Alabama 35124**  
**Parcel Number: 13-1-02-1-000-018.005**

Being the same property acquired by FORECLOSURE DEED of Property from JAMES ELLIOTT to PMORGAN CHASE BANK, NATIONAL ASSOCIATION, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act 12 U.S.C. § 1821(d) dated April 13, 2010 and recorded April 22, 2010 as 20100422000123170, of the official records of Shelby County, Alabama.

Address was supplied at the request of the proposed insured for information purposes only and is not a covered matter.

**Send Tax Bill To: Custom Services, Inc., 1278 Deer Trail Road, Birmingham, AL 35226.**

**SUBJECT** to easements, restrictions and reservations of record, if any, and taxes for prior year and subsequent years.

**SUBJECT** to any and all Statutory rights of redemption in favor of mortgagors and other persons or parties granted such rights under the laws of the State of Alabama and the United States of America arising out of foreclosure sale of that certain mortgage filed for record in said Probate Office Instrument #20070521000234170; said mortgage Foreclosure Deed dated April 13, 2010 and filed for record in said Probate Office in 20100422000123170. .



20101006000331790 2/3 \$84.00  
 Shelby Cnty Judge of Probate, AL  
 10/06/2010 01:00:48 PM FILED/CERT


The Warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantors ownership of the subject real estate.

Singular and plural are interchangeable, as context requires.

**TO HAVE AND TO HOLD** unto the Grantee, his heirs and assign's forever.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantors hand and seal the day and year first above written.

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act 12 U.S.C. § 1821(d)**

  
 BY: Kelly Livingston  
 Authorized Agent: Vice President


Deed Tax : \$66.00

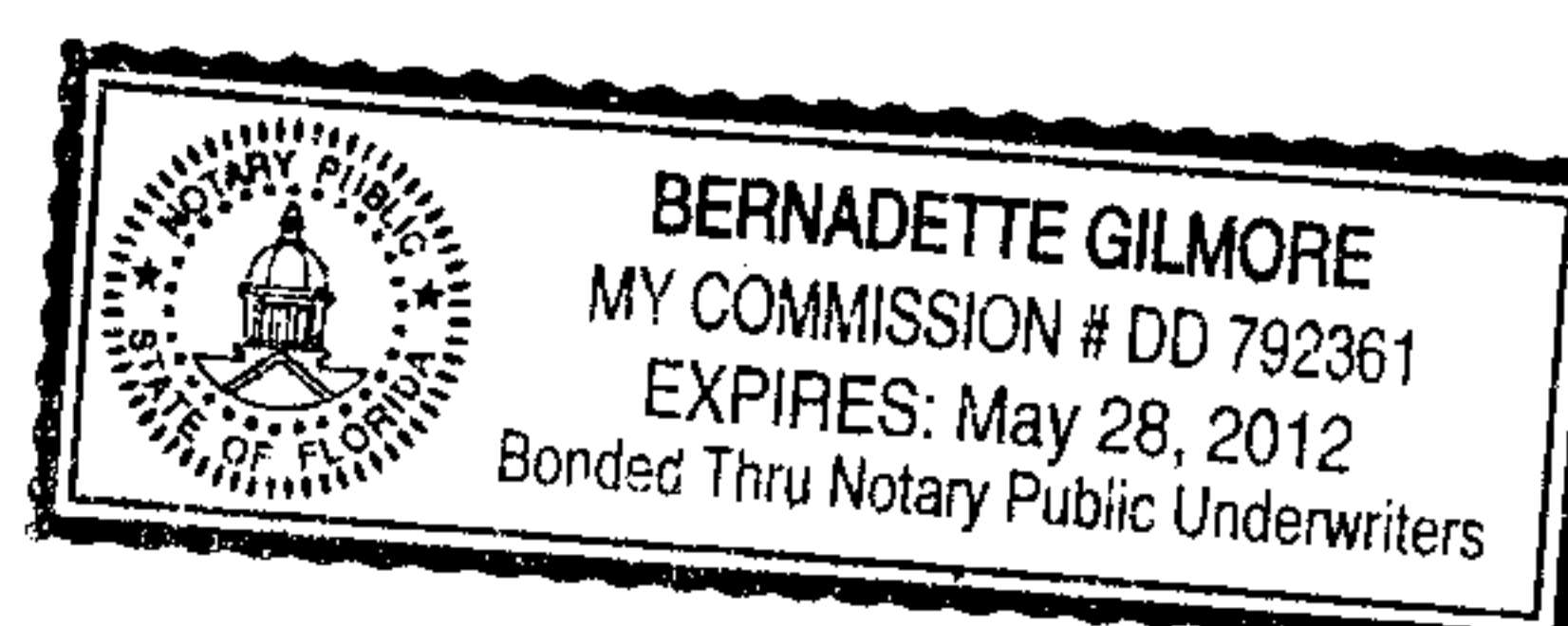
STATE OF Fl.  
 COUNTY OF Duval

Before me, the undersigned, A Notary Public in and for said State at Large, hereby certify that Kelly Livingston, whose name as Authorized Agent for **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act 12 U.S.C. § 1821(d)**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, as such Authorized Agent with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand this 21 of Sept, 20 10.

My commission expires: 5/28/12

  
 Notary Public





# JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

## INCUMBENCY CERTIFICATE

I HEREBY CERTIFY that I am an Assistant Secretary of JPMorgan Chase Bank, N.A. and that the following individual, holding the title set forth opposite his/her name, is a duly elected officer of JPMorgan Chase Bank, N.A. and is authorized to sign documents related to the sale mortgage loans and real property including deeds, affidavits, contracts, and settlement statements on behalf of the Company.

Name:

Title to which appointed:

Lisa Shepherd  
Renee Johnson  
Victoria Grimm  
Dennis Gierula  
Steven Solof  
Kenneth Thorn  
Harold Holbrook  
Kelly Livingston  
Glenn Rusty Smallwood  
Terri Harris  
Cynthia Haynes-Allen  
Joel Guaderrama

Vice President  
Vice President  
Vice President  
Vice President  
Vice President  
Vice President  
Vice President  
Vice President  
Vice President  
Vice President  
Vice President  
Vice President



20101006000331790 3/3 \$84.00  
Shelby Cnty Judge of Probate, AL  
10/06/2010 01:00:48 PM FILED/CERT

Lauren V. Harris, Assistant Secretary

Dated: January 23, 2009

STATE OF New Jersey  
COUNTY OF Middlesex

On this 23rd day of January, 2009, before me the undersigned notary public, personally appeared Lauren V. Harris, Assistant Secretary of JPMorgan Chase Bank, N.A., 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 Senior Vice President.

Notary Public

My Commission Expires:

