



20101011000337190 1/2 \$48.00  
Shelby Cnty Judge of Probate, AL  
10/11/2010 01:19:38 PM FILED/CERT

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

Send Tax Notice to:  
Evan Robert VanArsdale

3422 Indian Lake Trail  
Pelham, AL 35124

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred sixty-two thousand and 00/100 Dollars (\$162,000.00) to the undersigned, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as trustee for RASC 2003KS9, a corporation, (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 Evan Robert VanArsdale, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southwest quarter of the Northwest quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; described as follows; Commence at the Southwest corner of said 1/4-1/4 Section, thence run East along the South quarter-quarter line 636.0 feet to the point of beginning; thence turn left 87 degrees 11 minutes and run Northeast 346.24 feet to a point of the Southern right-of-way of Indian Lake Trail, thence turn right 69 degrees 36 minutes and run Northeast 205.78 feet along said right-of-way to the point of a clockwise curve having a Delta Angle of 00 degrees 12 minutes 30 seconds and a radius of 238.82 feet and a chord of 0.87 feet; thence run along the arc of said curve 0.87 feet; thence turn right 99 degrees 05 minutes 22 seconds from the chord of said curve and run Southeast 412.51 feet to a point on the South quarter-quarter line, and thence turn right 98 degrees 21 minutes 23 seconds and run West 274.00 feet along the North quarter-quarter line to the point of beginning; being situated in 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. Right of way to Alabama Power Company recorded in Book 101, Page 551.
4. Right of way to South and North Alabama Railroad recorded in Book 37, Page 415.
5. Mineral and mining rights recorded in Book 135, Page 235.
6. Less and except any part of subject property lying within a road.
7. 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. 20100623000199480, in the Probate Office of Shelby County, Alabama.

\$ 129,000.00 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.

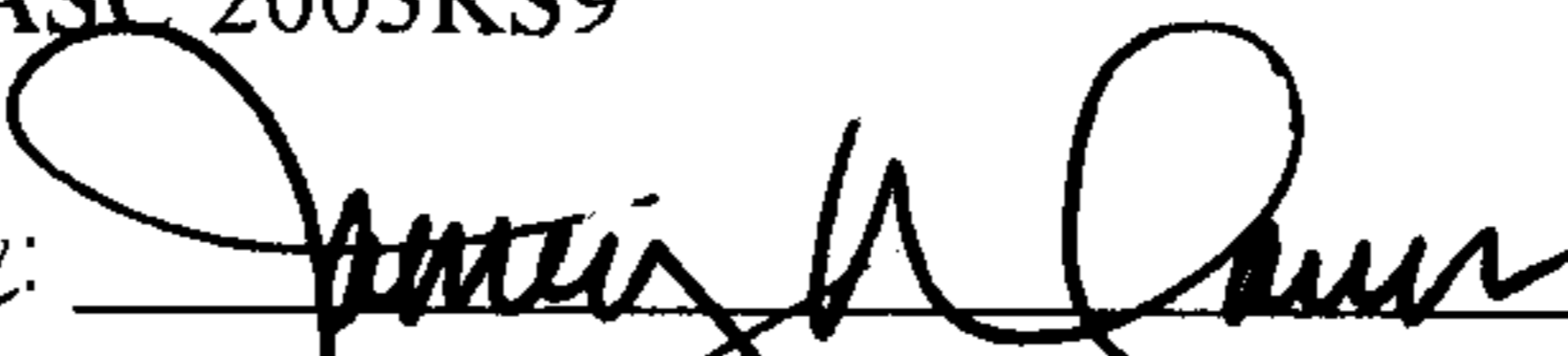




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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the \_\_\_\_\_ day of September, 2010.

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as trustee for RASC 2003KS9

By:   
Its Jamey Davis

STATE OF TEXAS

COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jamey Davis, whose name as PMA-SD of The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as trustee for RASC 2003KS9, 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.

Given under my hand and official seal, this the 2 day of September, 2010.



Deed Tax : \$33.00

NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2010-002840

