

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

Send Tax Notice to:  
Bearden Investments, LLC

3490 Bearden Lane  
Helena, AL 35080

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-three thousand nine hundred and 00/100 Dollars (\$33,900.00) 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 JPMorgan Chase Bank N.A. as Trustee for RAMP 2003RS7, 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 Bearden Investments, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, in Block 2, according to the Survey of Green Valley, as recorded in Map Book 5, Page 94, in the Probate Office of 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. Building and setback lines of 30 feet as recorded in Map Book 5, Page 94, in the Probate Office of Shelby County, Alabama.
4. 7.5 foot easement along South and East lot lines as per plat.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. Book 1, Page 10, in the Probate Office of Shelby County, Alabama.
6. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 101, Page 79; Deed Book 271, Page 242 and Deed Book 126, Page 174.
7. Right of Way to Alabama Power Company as recorded in Deed Book 277, Page 23.
8. Title to all oil, gas and minerals and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
9. Agreement with Alabama Power Company as to underground cables as recorded in Misc. Book 1, Page 305 and covenants pertaining thereto recorded in Misc. Book 1, Page 308.
10. 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. 20100916000304270, in the Probate Office of Shelby County, Alabama.

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.





20101118000388160 2/2 \$49.00  
Shelby Cnty Judge of Probate, AL  
11/18/2010 12:41:10 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 30<sup>th</sup> 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 JPMorgan Chase Bank N.A. as Trustee for RAMP 2003RS7

By: [Signature]

Its Attorney in Fact

STATE OF California

COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Josh Parkiss, whose name as Attorney in Fact of The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for RAMP 2003RS7, 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 30<sup>th</sup> day of September, 2010.

[Signature]  
NOTARY PUBLIC

My Commission expires: January 27, 2013  
AFFIX SEAL

2010-004455

Deed Tax : \$34.00

