

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

Send Tax Notice to:
Melissa Skelton

139 River Run Road
Childersburg, AL 35044

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-six thousand and 00/100 Dollars (\$36,000.00) to the undersigned, 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 RAMP 2005-RS5, 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 Melissa Skelton, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the Northwest quarter of the Southeast quarter of Section 2, Township 19, Range 2 East, more particularly described as follows: Beginning 200 feet North of the South line of said forty on the West boundary line of Highway #25 for point of beginning; thence West 208 feet; thence North 208 feet; thence East 208 feet; thence South down Highway 208 feet to the point of beginning.

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. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. 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. 20100719000229160, 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.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20th day of October, 2010.

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 RAMP 2005-RS5

By: 

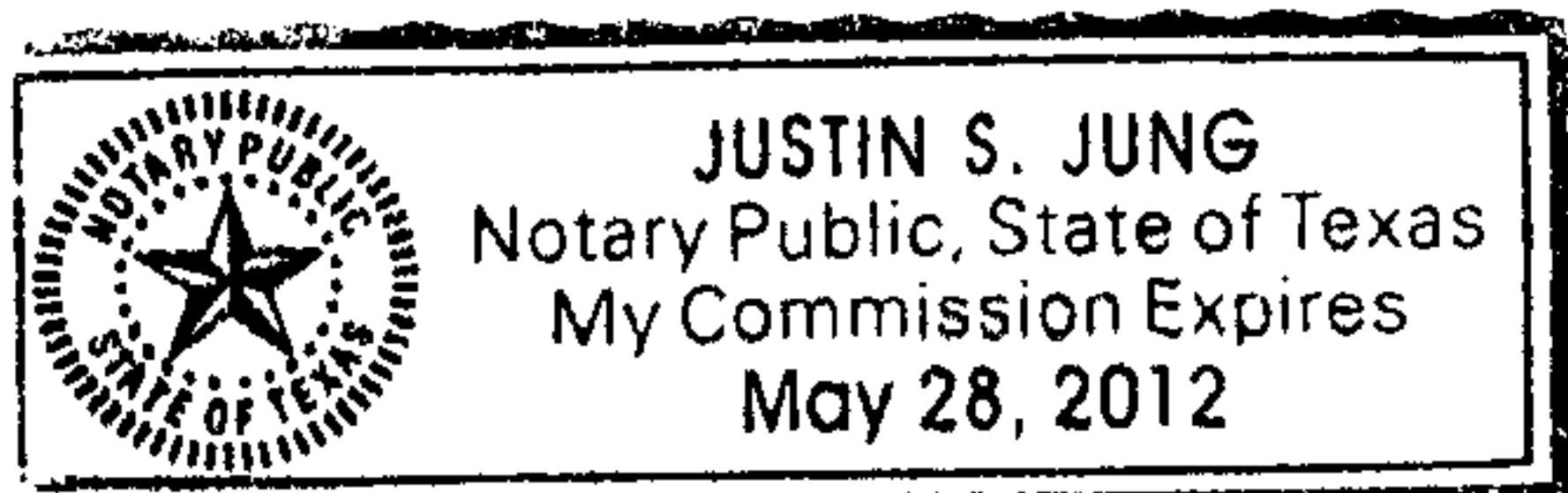
Its Charlotte Elliott

STATE OF TEXAS

COUNTY OF DALLAS


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Elliott, whose name as PMASO of 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 RAMP 2005-RS5, 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 20 day of October, 2010.




NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2010-003491


20101123000394170 2/2 \$52.00
Shelby Cnty Judge of Probate, AL
11/23/2010 02:51:40 PM FILED/CERT