

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

Send Tax Notice to:

Robert S. Frye

Sherry C. Frye

3597 Cumberland Trace
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-five thousand nine hundred fifty and 00/100 Dollars (\$135,950.00) to the undersigned, The Bank of New York Mellon Trust Company, N.A., fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as trustee for that certain pooling and servicing agreement, Series 2003-RZ1, pool #4657, a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Robert S. Frye, and Sherry C. Frye, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22-A, according to the Survey of The Cottages of Brook Highland, as recorded in Map Book 16, Page 129, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 207 Page 380.
4. 10 Foot easement on rear as shown on recorded map.
5. Declaration of Protection covenants as recorded in Book 299, page 466 and amendment by instrument 1993-11895, in the Probate office of Shelby County Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin.
6. Articles of Incorporation as recorded in Book 41, Page 518 and By laws of Stonebrook Residential Association, Inc., recorded in Book 41, page 530 in the probate office of Shelby County, Alabama.
7. Restrictive Agreement, recorded in Book 220, page 339, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
8. Easement for sanitary sewer lines and water lines in favor of Water Works and Sewer Board of the city of Birmingham as recorded in Book 194, Page 1 and Book 194, Page 43 in the Probate Office of Shelby County, Alabama.
9. Mineral and mining rights on rights incident thereto and release of Damages as recorded in Book 327, page 553 and Book 32, Page 183 in the Probate Office of Shelby County, Alabama.
10. Declaration of Protective Covenants as recorded in Book 194, page 54, in Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
11. Right of Way to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Book 21, Page 324 in the Probate Office of Shelby County, Alabama.
12. NOTE: Map Book 16, Page 129 shows the following reservation: Sink Hole Prone Access - The Subdivision shown hereon including lots and streets, lies in an area where natural line sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County planning Commissioner and the individual numbers thereof and all other agents, servants, or employees of Shelby County, make no representations that the subdivision lots and street are safe or suitable for residential construction or for any other purpose whatever Area underlain by Limestone and thus may be subject to lime sink activity.





20110217000055350 2/2 \$152.00
Shelby Cnty Judge of Probate, AL
02/17/2011 10:11:36 AM FILED/CERT

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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 3 day of ~~January~~ ^{February}, 2011.

The Bank of New York Mellon Trust Company, N.A., fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as trustee for that certain pooling and servicing agreement, Series 2003-RZ1, pool #4657

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 TRUSTEE of The Bank of New York Mellon Trust Company, N.A., fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank, N.A., as trustee for that certain pooling and servicing agreement, Series 2003-RZ1, pool #4657, 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 3 day of ~~January~~ ^{February}, 2011.


NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-002425

