

20110301000067950 1/2 \$56.00
Shelby Cnty Judge of Probate, AL
03/01/2011 10:37:24 AM 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:
Charles E. English, Sr.
Brenda D. English.

62 English Drive
Wilsonville, AL 35186

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty thousand six hundred and 00/100 Dollars (\$40,600.00) 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 RAMP 2006RZ2, 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 Charles E. English, Sr., and Brenda D. English, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Northeast quarter of Section 32, Township 21 South, Range 1 East, and run Easterly along the South side of the said Northeast quarter for 210.00 feet to the East side of 20 foot wide access easement which provides access to the parcel herein described; thence turn an angle of 90 Degrees 00 Minutes to the left and run Northerly along the East side of the 20 foot wide access easement for 210.00 feet to the point of beginning; thence turn an angle of 3 Degrees 58 Minutes 09 Seconds to the left and run a distance of 177.11 feet; thence turn an angle of 2 Degrees 38 Minutes 13 Seconds to the left and run a distance of 120.82 feet; thence turn an angle of 83 Degrees 23 Minutes 38 Seconds to the left and run a distance of 183.84 feet; thence turn an angle of 90 Degrees 00 Minutes to the left and run a distance of 296.71 feet; thence turn an angle of 90 Degrees 00 Minutes to the left and run a distance of 210.00 feet to the point of beginning. Situated in the Southwest quarter of the Northeast quarter, Section 32, Township 21 South, Range 1 East, Shelby County, Alabama. Also included is an easement (20 foot wide) described as follows: Commence at the Southwest corner of the Northeast quarter of Section 32, Township 21 South, Range 1 East, and run Easterly along the South side of the Northeast quarter for 210.00 feet to the East side of a 20 foot wide access easement (said point being the point of beginning); thence turn an angle of 90 Degrees 00 Minutes to the right and run Southerly a distance of 22.5 feet, more or less, along the East side of the 20 foot wide access easement to the right of way of Shelby County Highway No. 28; thence turn an angle of 90 Degrees 00 Minutes to the right and run along said Highway right of way a distance of 20.00 feet; thence turn an angle of 90 Degrees to the right and run a distance of 232.5 feet; thence turn an angle of 90 Degrees to the right and run a distance of 20.0 feet; thence turn an angle of 90 Degrees to the right and run a distance of 210.0 feet 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 Grantees herein assume and agree to pay.
3. Easements, restrictions and setback lines as shown on recorded plat.
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. 2010111000377850, 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 Grantees, their heirs and assigns, forever.

Shelby County, AL 03/01/2011
State of Alabama
Deed Tax: \$41.00



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 8 day of February, 2011.

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 RAMP 2006RZ2

By: *John Patton*
Its Junior Officer

STATE OF California
COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Steven G. Panther, whose name as Junior Officer 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 RAMP 2006RZ2, 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 8 day of February, 2011.

E. J. McGinness
NOTARY PUBLIC

My Commission expires: January 27, 2013
AFFIX SEAL

2010-005419

