



20110603000163410 1/3 \$38.50
Shelby Cnty Judge of Probate, AL
06/03/2011 12:51:57 PM FILED/CERT

Shelby County, AL 06/03/2011
State of Alabama
Deed Tax: \$20.50

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
BRR-110400087S

Send Property Tax Notice to:

6449 Highway 39
Chelsea AL 35043

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Four Hundred Five Thousand and 00/100 Dollars (\$405,000.00) cash in hand paid to

JP Morgan Chase Bank National Association, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, F.A. (the savings Bank) from the Federal Deposit Insurance Corporation acting as receiver for the Savings Bank and pursuant to the authority under the Federal Deposit Insurance Act, 12 U.S.C & 1821 (d) (CA)

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Charles J. Anderson and Malissa Till Anderson

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

From a 1 foot square bar at the NW corner of Section 17, Township 20 South-Range 1 West, sighting South 5317.25 feet on a 4 foot x 4 foot concrete monument at the SW corner of said Section 17, turn thence 00 Degrees 39 Minutes 02 Seconds left and run 1336.73 feet to a 1.5 foot pipe accepted as the NW corner of the SW 1/4 of the NW 1/4 of said Section 17, thence turn 00 Degrees 01 Minutes 14 Seconds left and run 330.03 feet along the accepted West boundary of said SW 1/4-NW 1/4 to a 1 inch pipe, being the point of beginning of herein described parcel of land; thence continue along said course for a distance of 1007.36 feet to a 1/2 inch rebar accepted as the SW corner of said SW 1/4 -NW 1/4; thence turn 89 Degrees 00 Minutes 52 Seconds left and run 815.00 feet along the accepted South boundary of aforementioned SW 1/4 -NW 1/4 to a 1/2 inch rebar that is set 456.63 feet West of a 1.5 inch pipe accepted as the SE corner of said SW 1/4 -NW 1/4, thence turn 98 Degrees 34 Minutes 42 Seconds left and run 311.75 feet along a fence line to a 1/2 inch rebar, thence turn 76 Degrees 40 Minutes 49 Seconds left and run 108.59 feet along a fence line to a 1/2 inch rebar thence turn 72 Degrees 19 Minutes 50 Seconds right and run 62.93 feet along a fence line to a 1/2 inch rebar, thence turn 28 Degrees 10 Minutes 07 Seconds left and run 56.82 feet along a fence line to a 1/2 inch rebar thence turn 41 Degrees 11 Minutes 58 Seconds right and run 87.25 feet along a fence line to a 1/2 inch rebar, thence turn 91 Degrees 11 Minutes 44 Seconds left and run 117.66 feet along a fence line to a 1/2 inch rebar, thence turn 90 Degrees 06 Minutes 26 Seconds right and run 529.06 feet to a 1/2 inch rebar, thence turn 90 Degrees 0 Minutes 0 Seconds left and run 439.90 feet to a 1/2 rebar, thence turn 105 Degrees 28 Minutes 23 Seconds right and run 57.00 feet along a fence line to a 1/2 inch rebar, thence turn 18 Degrees 49 Minutes 04 Seconds left and run 79.81 feet along a fence line to a 1/2 inch rebar, thence turn 16 Degrees 22 Minutes 26 Seconds left and run 119.81 feet along a fence line to a 1/2 inch rebar, thence turn 26 Degrees 51 Minutes 10 Seconds left and run 25.55 feet along a fence line to a 1/2 inch rebar, thence turn 49 Degrees 46 (CA)

Minutes 23 Seconds left and run 673.63 feet along a fence line to a 1/2 inch rebar, thence turn 20 Degrees 48 Minutes 20 Seconds left and run 143.28 feet to a 1/2 inch rebar thence turn 13 Degrees 51 Minutes 48 Seconds right and run 49.24 feet to a 1/2 inch rebar, thence turn 26 Degrees 19 Minutes 56 Seconds right and run 67.71 feet to a 1/2 inch rebar, thence turn 18 Degrees 52 Minutes 53 Seconds left and run 112.00 feet to a 1/2 inch rebar thence turn 07 Degrees 33 Minutes 01 Seconds left and run 89.90 feet to a 1/2 inch rebar thence turn 08 Degrees 36 Minutes 04 Seconds right and run 65.30 feet to a 1/2 inch rebar, thence turn 22 Degrees 28 Minutes 24 Seconds right and run 50.52 feet to a 1/2 inch rebar on the Easterly boundary of Shelby County Road #39 (80 foot Right of Way), thence turn 84 Degrees 16 Minutes 13 Seconds left and run 99.12 feet along said road boundary to a 1/2 inch rebar, thence turn 111 Degrees 47 Minutes 44 Seconds left and run 1251.18 feet along an accepted property line of the point of beginning of herein described parcel of land, situated in the SW 1/4-NW 1/4 of Section 17 Township 20 South Range 1 West and the SE 1/4-NE 1/4 of Section 18, Township 20 South Range 1 West, Shelby County Alabama. (A)

Source of Title:

The subject property is or X is not the homestead of the grantor(s).

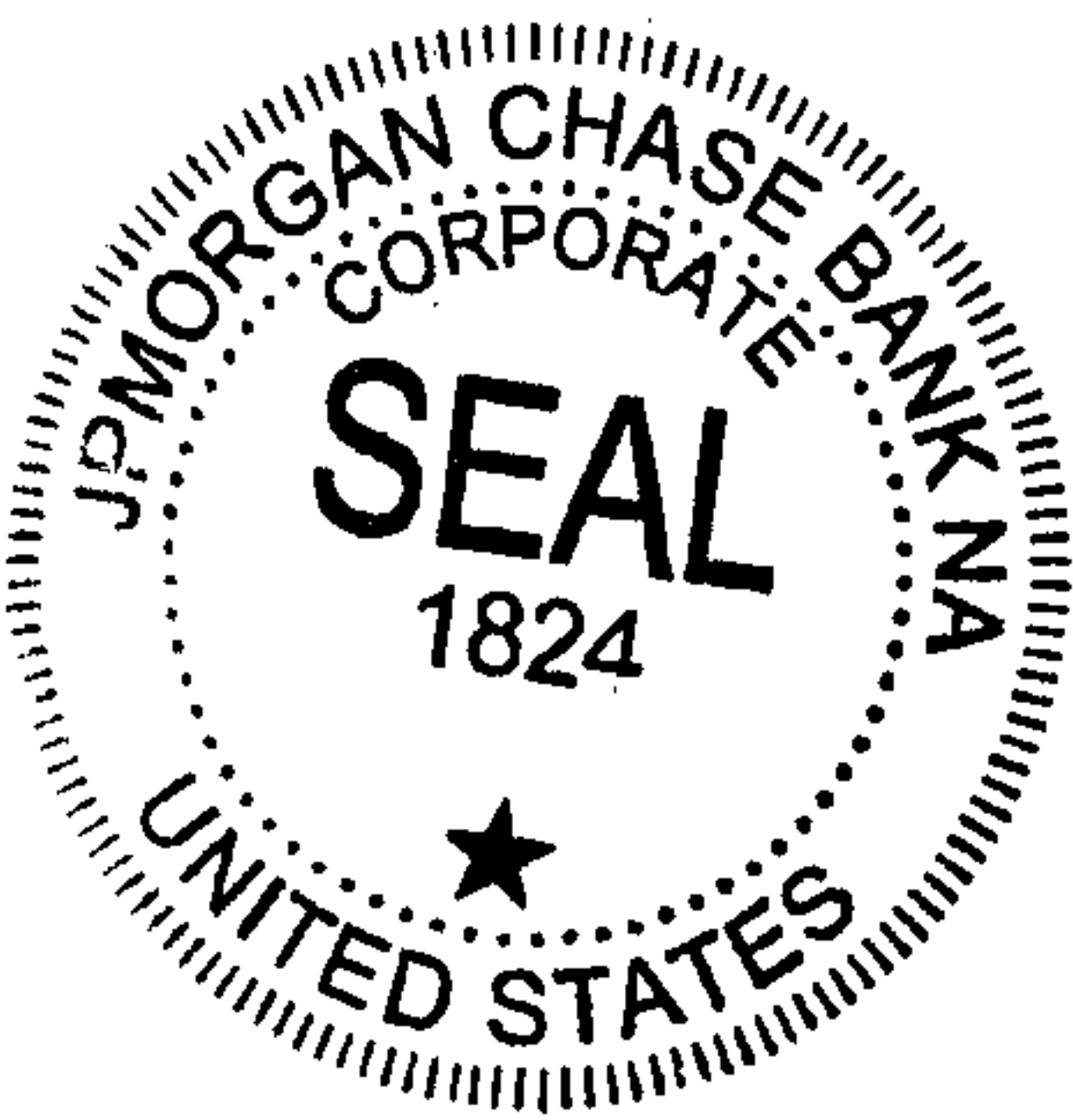
TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in .

384,750.00
of the consideration was paid from the proceeds of a first mortgage and for a second mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, JP Morgan Chase Bank National Association, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, F.A. (the savings Bank) from the Federal Deposit Insurance Corporation acting as receiver for the Savings Bank and pursuant to the authority under the Federal Deposit Insurance Act, 12 U.S.C & 182I (d), has caused these present to be executed in its name and on its behalf as aforesaid, on this 24th day of May, 2011.



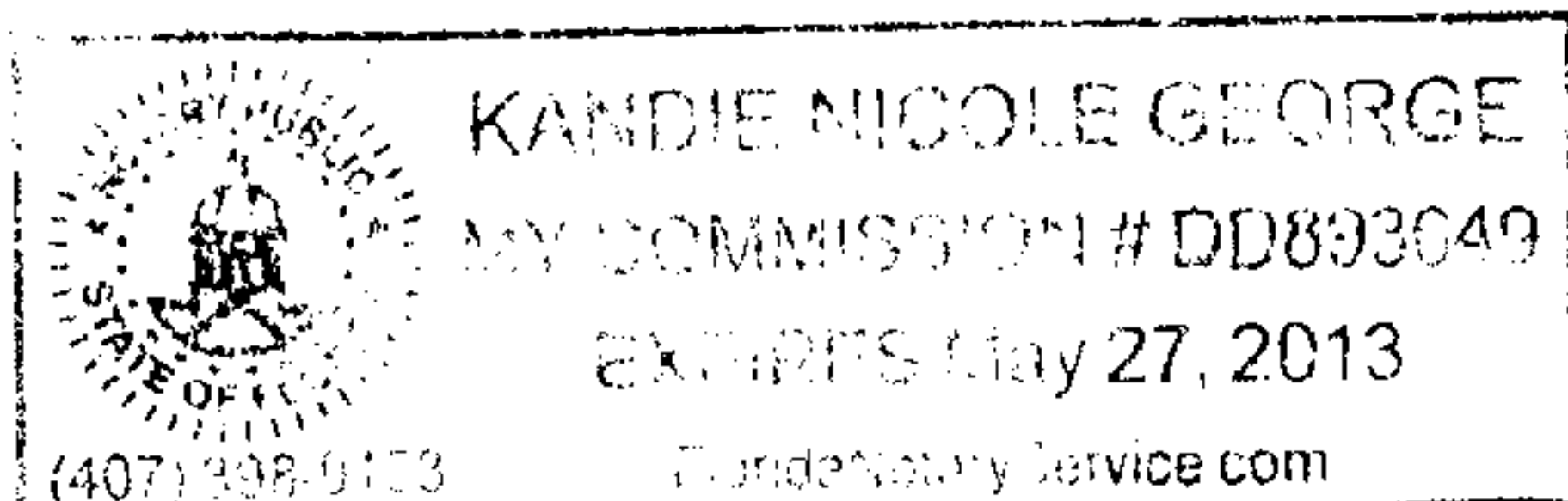
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as purchaser of the loans and other assets of
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Corporation acting as receiver for the
Savings Bank and pursuant to the authority
under the Federal Deposit Insurance Act, 12
U.S.C & 182I (d) By JP Morgan Chase Bank
N.A, as Attorney in Fact

Christina E. Aviles
Vice President

State of Florida
County of Duval

I, Kandie Nicole George, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, Christina E. Aviles V.P. of JP Morgan Chase Bank, N.A., whose name as Attorney-in-Fact for JP Morgan Chase Bank National Association, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, F.A. (the savings Bank) from the Federal Deposit Insurance Corporation acting as receiver for the Savings Bank and pursuant to the authority under the Federal Deposit Insurance Act, 12 U.S.C & 182I (d), is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 24th day of May, 2011



Notary Public

My Commission Expires: _____

[Seal]

Reference:
6449 Hwy 39
Chelsea, AL, 35043
Servicer Loan #:

Property Address: 6449 Hwy 39, Chelsea, AL 35043

AL_SpecialWarrantyDeed.rdw

BRR-110400087S