



20110603000164100 1/2 \$109.50
Shelby Cnty Judge of Probate, AL
06/03/2011 03:20:12 PM 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:
Richard E. Dewberry
Mary Ellen Dewberry
2500 Hackberry Lane
Hoover, AL 35226

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-four thousand one hundred eleven and 00/100 Dollars (\$94,111.00) 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 2004RS9, 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 Richard E. Dewberry, and Mary Ellen Dewberry, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 446, according to the Survey of Wyndham, Rockhampton II Sector as recorded in Map Book 24, Page 65, in the Probate Office of Shelby County, Alabama, 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 Inst. No. 20110124000023670, 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, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.





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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 3
day of May, 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 2004RS9

By: [Signature]

Its Junior Officer

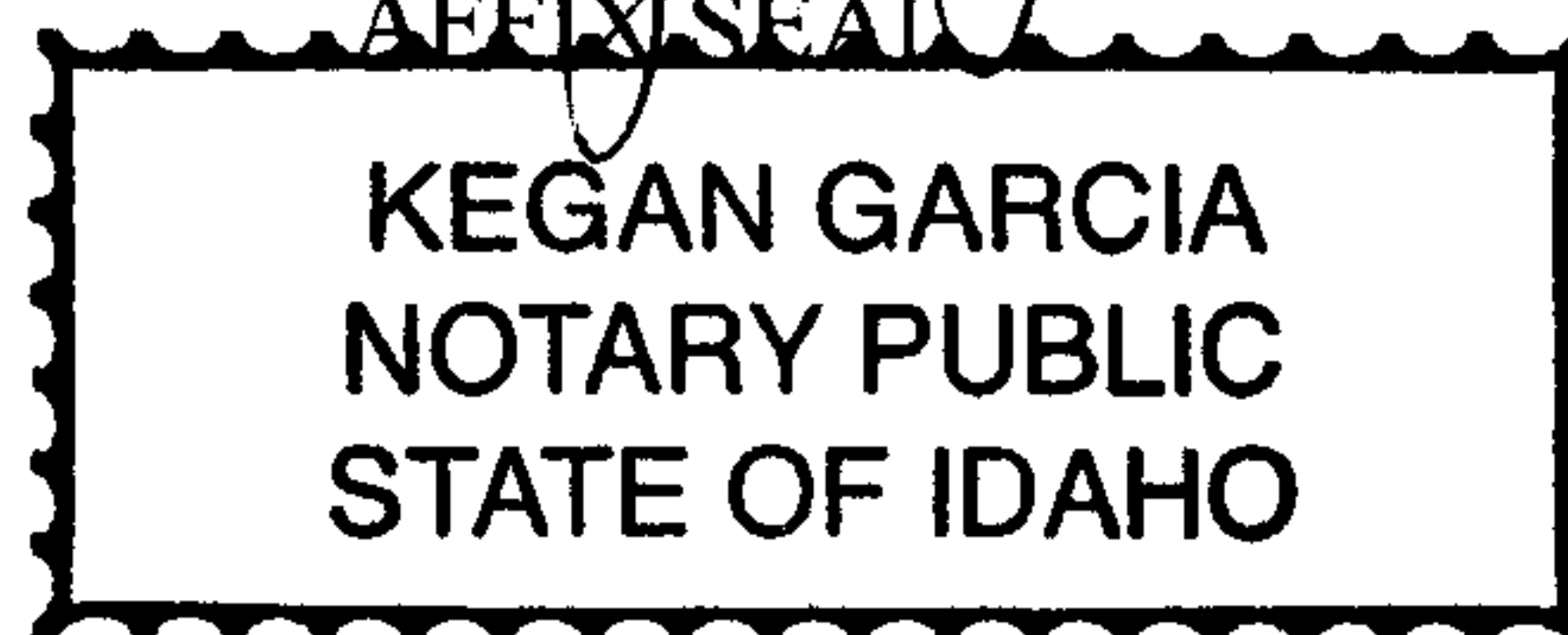
STATE OF Idaho

COUNTY OF Ada

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Josh Purkiss, 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 2004RS9, 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 May, 2011.

[Signature]
NOTARY PUBLIC
My Commission expires: Feb. 7, 2017
AFFIX SEAL



2011-000190

Shelby County, AL 06/03/2011
State of Alabama
Deed Tax: \$94.50