

**INVESTOR NUMBER: 1672344476**

**JPMorgan Chase Bank, National Association      CM #: 189642**

**MORTGAGOR(S): E. BRYAN NELSON AND MOLLY A. NELSON**

**THIS INSTRUMENT PREPARED BY:**

Colleen McCullough  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
P. O. Box 55727  
Birmingham, AL 35255-5727

STATE OF ALABAMA                      )

COUNTY OF SHELBY                      )

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance, LLC, successor by merger with Chase Mortgage Company**, does hereby grant, bargain, sell, and convey unto Grantee, **Fannie Mae a/k/a Federal National Mortgage Association**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 19, less and except the West 15 feet, according to Indian Valley lake Estates, First Sector, as recorded in Map Book 5, page 130, in the Probate Office of Shelby County, Alabama being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

**\*189642\*   \*SWD\*   \*R**

IN WITNESS WHEREOF, said Grantor has hereunto set its signature this 3rd day of June, 2011.

**JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION SUCCESSOR BY MERGER  
TO CHASE HOME FINANCE, LLC,  
SUCCESSOR BY MERGER WITH CHASE  
MORTGAGE COMPANY**

By: Susan M. Kuhn  
Susan M Kuhn  
Its: Vice President

STATE OF Ohio )

COUNTY OF Franklin )

I, MOHSIN KHAN, a Notary Public in and for said County in said State, hereby certify that Susan M Kuhn, whose name as Vice President of JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance, LLC, successor by merger with Chase Mortgage Company, 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 said conveyance, he/she, as such Vice President, and with full authority, executed the same voluntarily for and as the act of said Deed.

Given under my hand this the 3rd day of June, 2011.

MO Khan  
Notary Public MOHSIN KHAN

My Commission Expires: 10-15-2012

Grantee's Address:  
FANNIE MAE  
PO BOX 650043  
Dallas, TX 75265-0043



MOHSIN KHAN  
Notary Public, State of Ohio  
My Commission Expires 10-15-2012