

This document prepared by:	Send tax notice to:
David A. Bedgood	Je
160 Yeager Parkway, Suite 105	John W. Moore and
Pelham, Alabama 35124	Geraldine W. Moore
File # DAB 11-369	905 Company Street
	Wetumpka, AL 36092

## SPECIAL WARRANTY DEED

THE STATE OF ALABAMA	)	
		KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY	)	

That in consideration of One hundred sixty-one thousand five hundred and no/100 dollars (\$161,500.00) and other good and valuable consideration to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned, US Bank National Association as Trustee for JP ALT 2006-51, by SunTrust Mortgage, Inc., a Virginia Corporation, its Attorney in Fact, (herein referred to as GRANTOR), does by these presents GRANT, BARGAIN, SELL AND CONVEY unto John W. Moore and Geraldine S. Moore, their heirs and assigns, (herein referred to as GRANTEE), the following described real estate, situated in the County of Shelby and State of Alabama, to-wit:

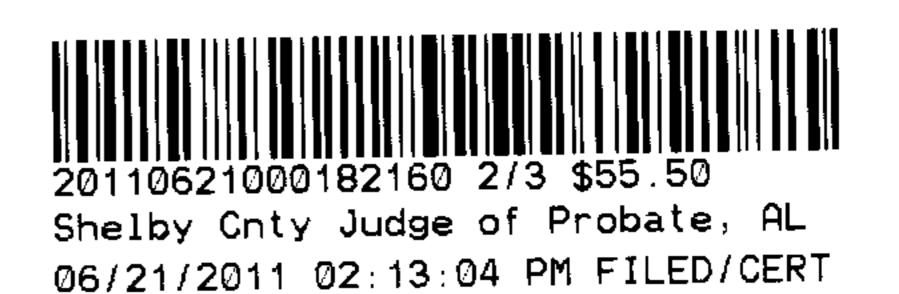
## PARCEL 1

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama; thence run easterly along the North line of said Section 25, a distance of 1,353.27 feet to a point; thence run an angle of 51 degrees 15 minutes 26 seconds to the right and run southeasterly a distance of 192.32 feet to a point; thence turn an angle of 51 degrees 15 minutes 26 seconds to the left and run easterly a distance of 46.55 feet to the point of beginning of the property being described; thence continue along last described course a distance of 46.54 feet to a point; thence turn an angle of 34 degrees 33 minutes 42 seconds to the right and run southeasterly a distance of 298.49 feet to a point on the West water line of Reed Creek Slough of Lay Lake; thence turn an angle of 119 degrees 43 minutes 44 seconds to the right and run southwesterly along the said water line of said Lay Lake a chord distance of 85.0 feet to a point; thence turn an angle of 69 degrees 24 minutes 37 seconds to the right and run northwesterly a distance of 298.45 feet to the point of beginning.

## PARCEL 2

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama; thence run easterly along the North line of said Section 25, 1,353.27 feet to a point; thence 51 degrees 15 minutes 26 seconds right and run 192.32 feet to the point of beginning of the property being described; thence continue along last described course 172.90 feet to a point; thence 52 degrees 43 minutes right and run 25.22 feet to a point on the water

STM Property ID: PAM460501 Property address 91 Bay Lane Shelby, Alabama 35143-7002



line of Lay Lake; thence 59 degrees 0 minutes left and run 12.13 feet to a point; thence 32 degrees 03 minutes right and run 40.0 feet to a point; thence 43 degrees 0 minutes left and run 24.0 feet to a point; thence 29 degrees 0 minutes left and run 39.0 feet to a point; thence 16 degrees 30 minutes left and run 85.0 feet to a point; thence 124 degrees 49 minutes 23 seconds left and run 298.45 feet to a point; thence 43 degrees 42 minutes 03 seconds left and run 46.55 feet to the point of beginning. According to the survey of Joseph E. Conn, Jr., dated July 19, 1982.

Said parcels being situated in Shelby County, Alabama.

Parcels 1 & 2 also described, according to that certain Survey by Rodney Shiflett dated March 28, 2011, as follows:

Commence at the NW Corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama; thence N90°00'00"E, a distance of 1353.27'; thence S38°44'34"E, a distance of 192.32' to the POINT OF BEGINNING; thence N90°00'00"E, a distance of 93.09'; thence S55°16'17"E, a distance of 297.85' to a point on the West water line of Reed Creek Slough of Lay Lake; thence S64°38'36"W and along said water line, a distance of 85.00'; thence S77°57'10"W and along said water line, a distance of 84.52'; thence N84°58'34"W and along said water line, a distance of 39.00'; thence N12°58'34"W and along said water line, a distance of 24.00'; thence N12°58'34"W and along said water line, a distance of 40.00'; thence N44°47'43"W and along said water line, a distance of 13.65'; thence N13°34'54"E and leaving said water line, a distance of 24.84'; thence N38°34'23"W, a distance of 171.47' to the POINT OF BEGINNING.

ALSO CONVEYED: An easement for ingress and egress to and from the above described tract(s) of land as described in Quitclaim Easement from James W. Martin and recorded in instrument number 1993-39861.

\$\frac{124,000,00}{\text{mortgage loans closed simultaneously herewith.}}\text{the purchase price was derived from

Source of Title: Instrument # 20100203000033640

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

No words or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor. The property is sold as is and the Grantor warrants title only from the time Grantor obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

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Shelby Cnty Judge of Probate, AL 06/21/2011 02:13:04 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal this the  $\frac{13}{2}$  day of  $\frac{1000}{201}$  2011.

US Bank National Association As Trustee for JP ALT 2006-51

By: SunTrust Mortgage Inc., a Virginia Corporation, its Attorney in Fact

Printed Name: Ackie Alsal

THE	STA	TE OF
COU	NTY	OF

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I, the undersigned authority, a Notary Publi	c, in and for said State and County, hereby
certify that Actie Alsolevia whose names	as Authon red Office of SunTrust
Mortgage, Inc., a Virginia Corporation, as Attorne	
as Trustee for JP ALT 2006-51, is signed to the for	bregoing conveyance, and who is known to
me, acknowledged before me on this day that	t, being informed of the contents of the
conveyance, he/she as said	, with full authority, executed the same
voluntarily for and as the act of said corporation,	acting in its capacity as Attorney in Fact as
aforesaid.	

Given under my hand and seal this day of June

SEAL

Notary Public

My Commission Expires:

AMIE M HOLMES NOTARY PUBLIC STATE OF COLORADO My Commission Expires 6/11/2013

> Shelby County, AL 06/21/2011 State of Alabama Deed Tax: \$37.50