

STATE OF ALABAMA

COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC, whose principal place of business is located at 3415 Vision Drive, Columbus, OH 43219, hereinafter called Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell, and convey unto the **SECRETARY OF VETERANS AFFAIRS**, an Officer of the United States of America, hereinafter called the Grantee, and his/her successors and assigns, the following described property, situated in the County of Shelby, Alabama, to-wit:

Lot 68, according to the survey of Wyndham Wilkerson Sector, as recorded in Map Book 22, Page 143, in the Probate Office of Shelby County, Alabama.

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and his/her successors in such office, as such, and his/her or their assigns forever, Grantor hereby covenants with the said Grantee and his/her successors in such office, as such, and his/her or their assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantee herein, and that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons claiming the same by, through, or under Grantor.

IN WITNESS WHEREOF, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC, the said Grantor, has caused these presents to be signed by Dorothy M. King its Vice President, and attested by JoAnn Johnson its Assistant Secretary, both thereunto duly authorized, and its corporate seal to be affixed all on this 21st day of June, 2011.

(Corporate Seal)

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC

JoAnn Johnson 6/21/11
Its: JoAnn Johnson
Assistant Secretary

by: Dorothy M. King 6/21/11
Its: Vice President
Dorothy M. King

THE STATE OF Ohio

COUNTY OF Franklin

I, a Notary Public in and for said State and County, do hereby certify that Dorothy M. King its Vice President, and JoAnn Johnson its Assistant Secretary, of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said association.

Given under my hand this the 21st day of June, 2011.

Katherine M. Seeds
Notary Public
My Commission Expires: 2/6/16

This instrument prepared by:
Robert J. Wermuth
STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.
P.O. Box 307
Huntsville, AL 35804
1954096534/GIBBS, Alonzo & Karen/cdp

GRANTEE ADDRESS:
Dept. of Veterans Affairs
St. Petersburg Regional Loan Center
P.O. Box 1437
St. Petersburg, FL 33731



KATHERINE M. SEEDS
Notary Public, State of Ohio
My Commission Expires 02/06/16

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Shelby Cnty Judge of Probate, AL
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