



20110715000207280 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
07/15/2011 01:59:22 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:  
Robert Brandon Whalen

\_\_\_\_\_  
\_\_\_\_\_

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-seven thousand seven hundred fifty and 00/100 Dollars (\$67,750.00) to the undersigned, Homesales, Inc., a corporation, by JP Morgan Chase Bank, N.A., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Robert Brandon Whalen, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Monte Verde as recorded in Map Book 6, Page 66, in the Probate Office of Shelby County, Alabama; situated, lying and being 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to South Central Bell as recorded in Deed Bok 293, page 274.
4. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 298 page 171.
5. Restrictive covenant as recorded in Misc. Book 20 page 432.
6. Mineral and mining rights, if any.
7. Restrictions as shown on recorded plat.
8. 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 Instrument No. 20110422000124240, in the Probate Office of Shelby County, Alabama.

\$ 66,031.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 Grantee, his/her heirs and assigns, forever.



20110715000207280 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
07/15/2011 01:59:22 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 6<sup>th</sup>  
day of ~~June~~, 2011.  
JULY

Homesales, Inc.  
By JP Morgan Chase Bank, N.A., as Attorney in Fact  
By: Schakira Hernandez  
Schakira Hernandez  
Its Vice President

STATE OF Texas  
COUNTY OF Denton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Schakira Hernandez, whose name as Vice President of JP Morgan Chase Bank, N.A., as Attorney in Fact for Homesales, Inc., 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, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 6 day of ~~July~~, 2011.

Tina Bergin  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2011-001112

