

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
John R. Sheehan
Tiffany Nichole Shadix
~~140 Scarlet Oak Dr.~~
~~Maylene, AL 35114~~

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighty-seven thousand and 00/100 Dollars (\$187,000.00) to the undersigned, The Bank of New York Mellon Trust Company, N.A. fka The Bank of New York Company, N.A. as successor by merger to JP Morgan Chase Bank, N.A., as Trustee for that certain pooling and servicing agreement, Series # 2005-RS9, Pool # 40216, 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 John R. Sheehan, and Tiffany Nichole Shadix, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 424, according to the Survey of Lake Forest, Fourth Sector as recorded in Map Book 28, Page 93, in the Probate Office of Shelby County, Alabama

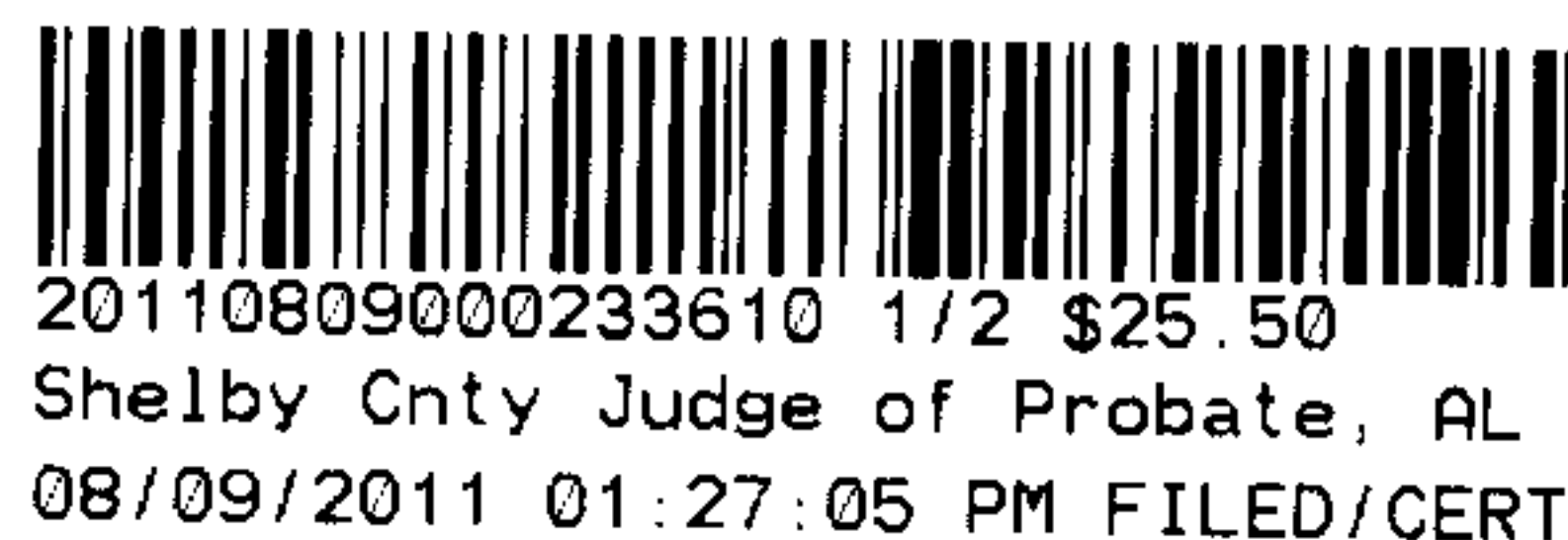
Subject to:

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. Restrictive covenants as set forth in Inst. No. 2001-27183.
4. Right of way granted to Alabama Power Company recorded in Deed Book 239, Page 881; Deed Book 219, Page 127; Deed Book 150, Page 89, and Deed Book 124, Page 474.
5. Restrictions, public utility easements and setback lines as shown on survey of Lake Forest, Sector 4, Book 28, Page 93, Probate Records of Shelby County, Alabama. Survey of Lake Forest, Sector 4, recorded in Inst. No. 2001-27183 and Inst. No. 2001-29098.
6. Release of damages as set forth in deed recorded in Inst. No. 2001-32620.
7. Right of way granted to Shelby County as recorded in Deed Book 155, Page 437 and Deed Book 216, Page 517.
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. 20100708000217320, in the Probate Office of Shelby County, Alabama.

\$ 177,650.00 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 Grantees, their heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 22 day of June, 2011.

The Bank of New York Mellon Trust Company, N.A. fka The Bank of New York Company, N.A. as successor by merger to JP Morgan Chase Bank, N.A., as Trustee for that certain pooling and servicing agreement, Series # 2005-RS9, Pool # 40216

By: _____

Its _____

Jamey Davis

STATE OF TX

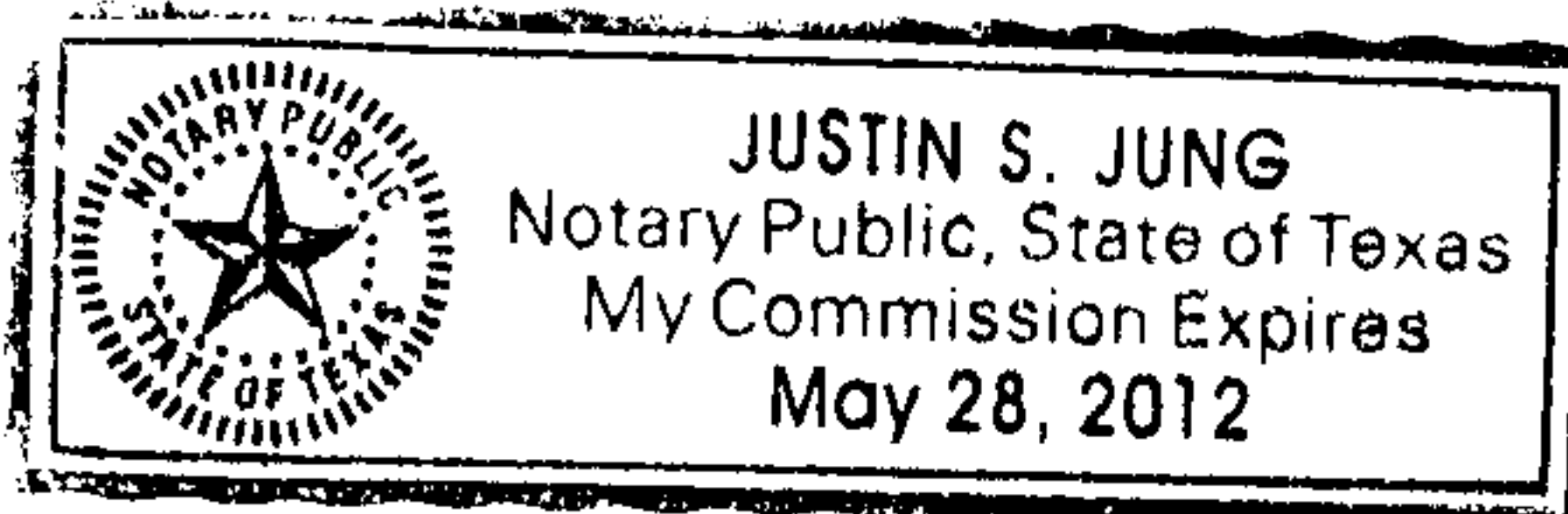
COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jamey Davis**, whose name as PAASO of The Bank of New York Mellon Trust Company, N.A. fka The Bank of New York Company, N.A. as successor by merger to JP Morgan Chase Bank, N.A., as Trustee for that certain pooling and servicing agreement, Series # 2005-RS9, Pool # 40216, 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 22 day of June, 2011.

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2010-003298



John R. Sheehan and John Randall Sheehan are one and the same person.
Tiffany Nichole Shadix and Tiffany Nicole Shadix are one and the same person.



20110809000233610 2/2 \$25.50
Shelby Cnty Judge of Probate, AL
08/09/2011 01:27:05 PM FILED/CERT