

**This document prepared by:**

Title2land, LLC  
11851 Wentling Ave.  
Baton Rouge, LA 70816  
(800) 549-6684

As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

**Return to:**

Title2Land, LLC  
11851 Wentling Ave., Suite A  
Baton Rouge, Louisiana 70816  
T2L File No.: 11-36093NRA



20111118000350780 1/4 \$121.00  
Shelby Cnty Judge of Probate, AL  
11/18/2011 12:39:56 PM FILED/CERT

**Source of Title: #20110513000144670**

STATUTORY WARRANTY DEED (CORPORATION) *MW*

State of Florida )

County of Duval ) *KNOW ALL MEN BY THESE PRESENTS:*

That in consideration of **SEVEN HUNDRED THOUSAND AND 00/100 (\$700,000.00)** DOLLARS to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank National Association, as Trustee for Wachovia Bank, National Association, as Trustee for J.P. Morgan Mortgage Trust 2005-S3**, a Delaware company, (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **Lesley K. Brannen**, a married man, (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

TO HAVE AND TO HOLD to the said Grantee, [his/her/their] heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by its undersigned, who is authorized to execute this conveyance, has hereto set its signature and seal this 4th day of Nov, 2011.



**U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank National Association, as Trustee for Wachovia Bank, National Association, as Trustee for J.P. Morgan Mortgage Trust 2005-S3**  
By: **JPMorgan Chase Bank, National Association, as Attorney in Fact**

By: *Melonye H. Nadeau*

Name: **Melonye H. Nadeau**  
Title: **Vice President**

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this November 4, 2011, by Melonye H. Nadeau, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for *U. S. Bank National Association, as Trustee, successor in interest to Wachovia Bank National Association, as Trustee for Wachovia Bank, National Association, as Trustee for J. P. Morgan Mortgage Trust 2005-S3*, on behalf of the corporation. He/she is personally known to me.

X



Notary Public

(seal)

Printed Name: Ketcia D. Barlow



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EXHIBIT A

Legal Description

**Lot 3, according to the Map of the Estates of Forest Parks as recorded in Map Book 27 page 6 in the probate office of Shelby County Alabama**

**Municipal Address: 1246 Woodbury Pl, Sterrett, Alabama 35147**

**Parcel Number: 09 5 21 0 000 001.314**

**The property address was supplied at the request of the proposed insured for informational purposes only and is not a covered matter.**

**Being the same property acquired by Foreclosure Deed of Property from Norman Saia, Jr. and Nicole Romano Saia to U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank N.A., as Trustee for Wachovia Bank, National Association, as Trustee for J.P. Morgan Mortgage Trust 2005-S3 dated April 19, 2011 and recorded May 13, 2011 as #20110513000144670, of the official records of Shelby County, Alabama.**

**Send Tax Bill To: Lesley K. Brannen, 1246 Woodbury Place, Sterrett, AL 35147.**



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A handwritten signature in black ink, appearing to be 'LKB' or similar initials.

EXHIBIT B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.
  
8. **SUBJECT** to any and all Statutory rights of redemption in favor of mortgagors and other persons or parties granted such rights under the laws of the State of Alabama and the United States of America arising out of foreclosure sale of that certain mortgage filed for record in said Probate Office at #20051011000528210; subsequently transferred and assigned as #20100824000271960 said mortgage Foreclosure Deed dated April 19, 2011 and filed for record in said Probate Office in #20110513000144670.

\$600,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

  
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Shelby County, AL 11/18/2011  
State of Alabama  
Deed Tax: \$100.00

*UMT*