

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

Send Tax Notice to:  
J. R. Hensley, Sr.

*P.O. Box 1205  
Pelham, AL 35124*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-one thousand and 00/100 Dollars (\$31,000.00) to the undersigned, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee RAMP 2004RS8, a corporation, (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 J. R. Hensley, Sr., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, in Block 1, according to the Map of Willow Glen, as recorded in Map Book 7, Page 101, 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 Grantee herein assume and agree to pay.
3. Easement or Right of Way to Alabama Power Company recorded in Deed Book 101, Page 80.
4. Restrictions, covenants, and conditions as set forth in Miscellaneous Book 48, Page 799; Miscellaneous Book 28, Page 194 and Map Book 7, Page 101.
5. Transmission Line Permit(s) to Alabama Power Company recorded in Deed Book 172, Page 549 and Deed Book 316, Page 804.
6. Subdivision Agreement with Plantation Pipeline as recorded in Miscellaneous Book 25, Page 830.
7. 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. 20110727000218060, in the Probate Office of Shelby County, Alabama.

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.



20111221000386960 1/2 \$46.00  
Shelby Cnty Judge of Probate, AL  
12/21/2011 11:18:44 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 29 day of November, 2011.

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee RAMP 2004RS8

By: [Signature]

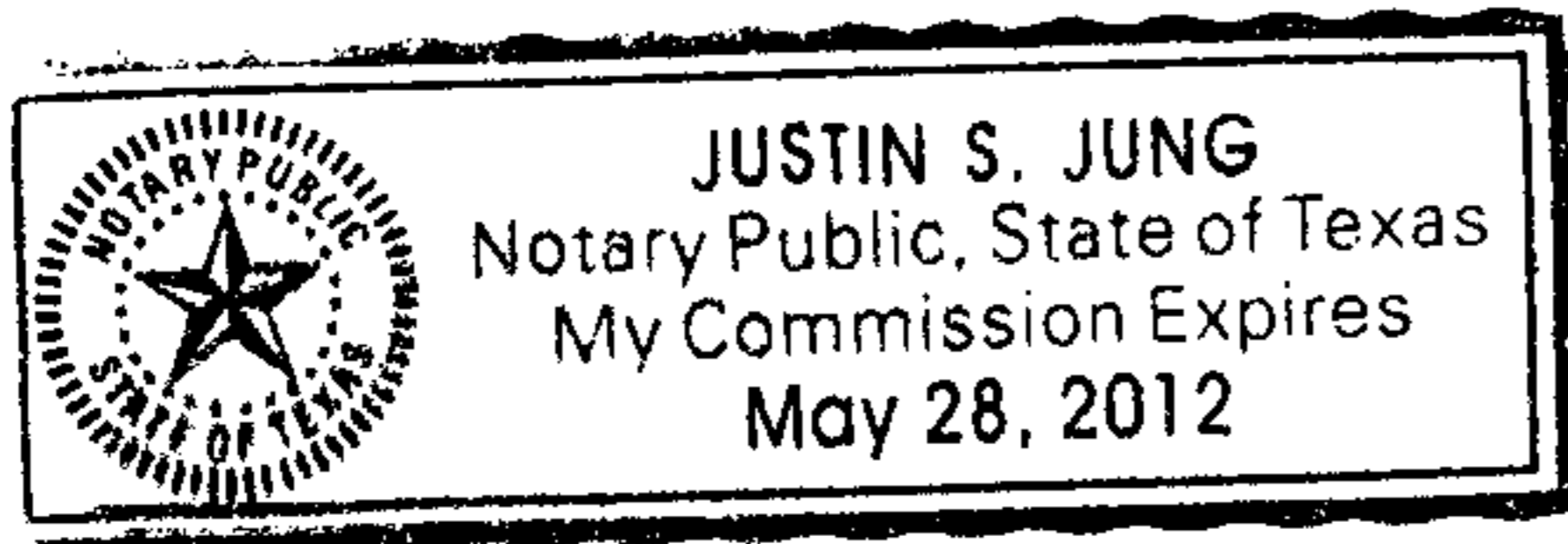
Its Charlotte Elliott

STATE OF TX

COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Elliott, whose name as PMAJO of The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee RAMP 2004RS8, 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 29 day of November, 2011.



[Signature]  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2011-002670

20111221000386960 2/2 \$46.00  
Shelby Cnty Judge of Probate, AL  
12/21/2011 11:18:44 AM FILED/CERT

Shelby County, AL 12/21/2011  
State of Alabama  
Deed Tax: \$31.00