

This instrument prepared by: Jeff G. Underwood, Attorney Sirote & Permutt P.C. 2311 Highland Avenue South Birmingham, Alabama 35205 Send Tax Notice to:
Donald J. Spanos
Delores J. Spanos
1424 Camp Branch Road
Alabaster, AL 35007

## SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred fifty-one thousand five hundred and 00/100 Dollars (\$151,500.00) 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 for RAMP 2005RS5, a corporation, by Residential Funding Company, LLC, as Attorney in Fact, (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 Donald J. Spanos, and Delores J. Spanos, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, according to the Survey of Camp Branch Estates, as recorded in Map Book 9, Page 76 in the Probate Office of Shelby County; being situated in Shelby County, Alabama

## Subject to:

- 1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
- Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
- 3. Restrictions, easements and setback lines as shown on recorded plat.
- 4. 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 # 20111103000330980, in the Probate Office of Shelby County, Alabama.

\$\frac{121,200.00}{\text{closed simultaneously herewith.}}\$ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

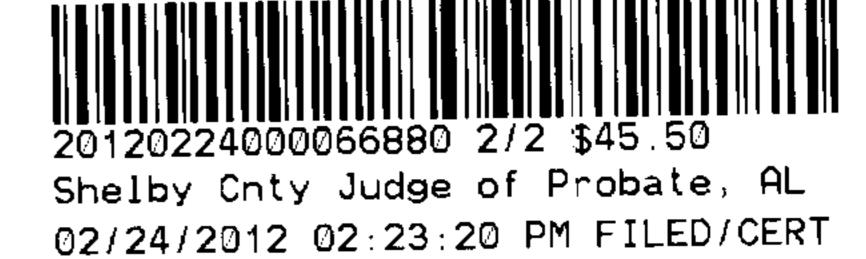
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.





Shelby County, AL 02/24/2012 State of Alabama Deed Tax:\$30.50



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the \_\_\_\_\_\_ day of January, 2012.

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 for RAMP 2005RS5

By Residential Funding Company, LLC, as Attorney in Fact

By:

Eddie Mendez

Its

STATE OF <u>exas</u>
COUNTY OF <u>Dallas</u>

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that <u>Eddie Wendez</u>, whose name as <u>of</u> of Residential Funding Company, LLC, as Attorney in Fact for 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 for RAMP 2005RS5, 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 20 day of January, 2012.

NOTARY PUBLIC

My Commission expires: 1-5-16

AFFIX SEAL

2011-004535

