



20120224000066880 1/2 \$45.50
Shelby Cnty Judge of Probate, AL
02/24/2012 02:23:20 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:
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.
2. 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.

\$ 121,200.00 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.



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
30 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: [Signature]
Its A.O. **Eddie Mendez**

STATE OF Texas

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Eddie Mendez, whose name as A.O. 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 30 day of January, 2012.

[Signature]
NOTARY PUBLIC
My Commission expires: 1-5-16
AFFIX SEAL

2011-004535

