

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

Send Tax Notice to:  
JSB Designs, L.L.C.

1138 Greymore Road  
Birmingham AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Ninety-Seven Thousand Nine Hundred And 00/100 Dollars (\$197,900.00) to the undersigned, The Bank of New York Mellon Trust Company, N.A., fka The Bank of New York Trust Company, N.A., successor to JP Morgan Chase Bank, N.A., as Trustee for GMACM Mortgage Loan Trust 2006-AR2, a corporation, by Ocwen Loan Servicing, LLC, as Attorney in Fact, (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 JSB Designs, L.L.C., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2506, according to the Survey of Highland Lakes, 25th Sector, Phase I, an Eddleman Community, as recorded in Map Book 35, Page 3, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. # 1996-17543 and further amended in Inst. # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase I, recorded as Instrument No. 20050609000280540, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

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/right-of-way to Birmingham Water and Sewer Board as recorded in Instrument Number 1997-4027 and Instrument Number 1996-25667.
4. Easement/right-of-way to Shelby County Cable Agreement as recorded in Instrument Number 1997-33476.
5. Mineral and mining rights as recorded in Book 28, Page 237; Instrument Number 1998-7776; Instrument Number 1998-7777 and Instrument Number 1998-7778. Tree buffer line as shown on record map.
6. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, which provides, among other things, for an Association to be formed to assess and maintain the private roadways, etc of the development, all of said covenants, restrictions and conditions being set out in instrument recorded as Instrument Number 1994-07111, amended in Instrument Number 1996-17543 and further amendd in Instrument Number 1999-31095.
7. Terms, conditions and restrictions as set out in the Articles of Incorporaiton of the Highland Lakes Residential Association as recorded in Instrument Number 9402/3947, in the Office of the Judge of Probate of Jefferson County, Alabama.
8. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase I, as recorded in Instrument Number 200506090000280540.
9. Lake Easement Agreement providing for easements, use by others and maintenance of Lake property as recorded in Instrument Number 1993-15705.





10. Easement(s) for ingress and egress to serve Highland Lakes Development as recorded in Instrument Number 1993-15704.
11. Release of damages as set out in Instrument Number 20050505000214850 and in Instrument Number 20051215000649640.
12. Storm-Water runoff as set out in Instrument Number 20051215000649640
13. Restrictions as shown on recorded plat.
14. 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 Inst. No. 20120907000338710, 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 4<sup>th</sup> day of ~~February~~, 2013.

~~MARCH~~ 6<sup>th</sup>

The Bank of New York Mellon Trust Company, N.A., fka The Bank of New York Trust Company, N.A., successor to JP Morgan Chase Bank, N.A., as Trustee for GMACM Mortgage Loan Trust 2006-AR2

By Ocwen Loan Servicing, LLC, as Attorney in Fact

By:   
Scott Buskirk

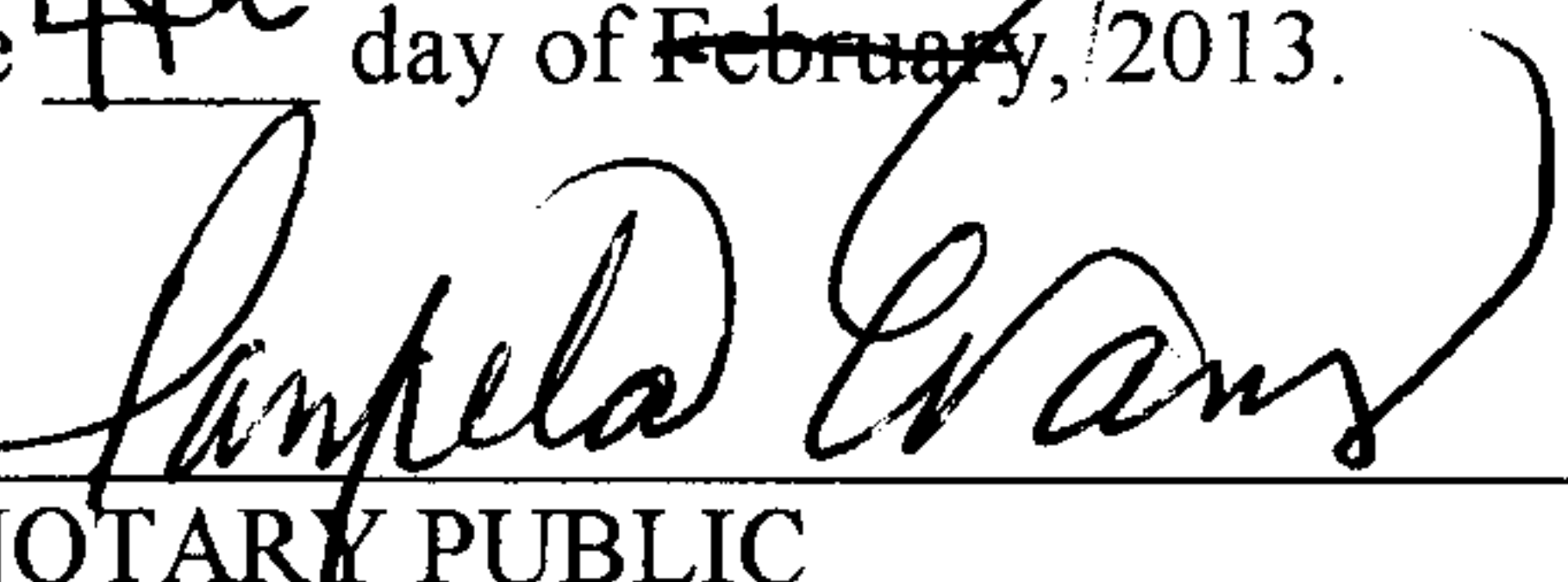
Its AUTHORIZED OFFICER

STATE OF Texas

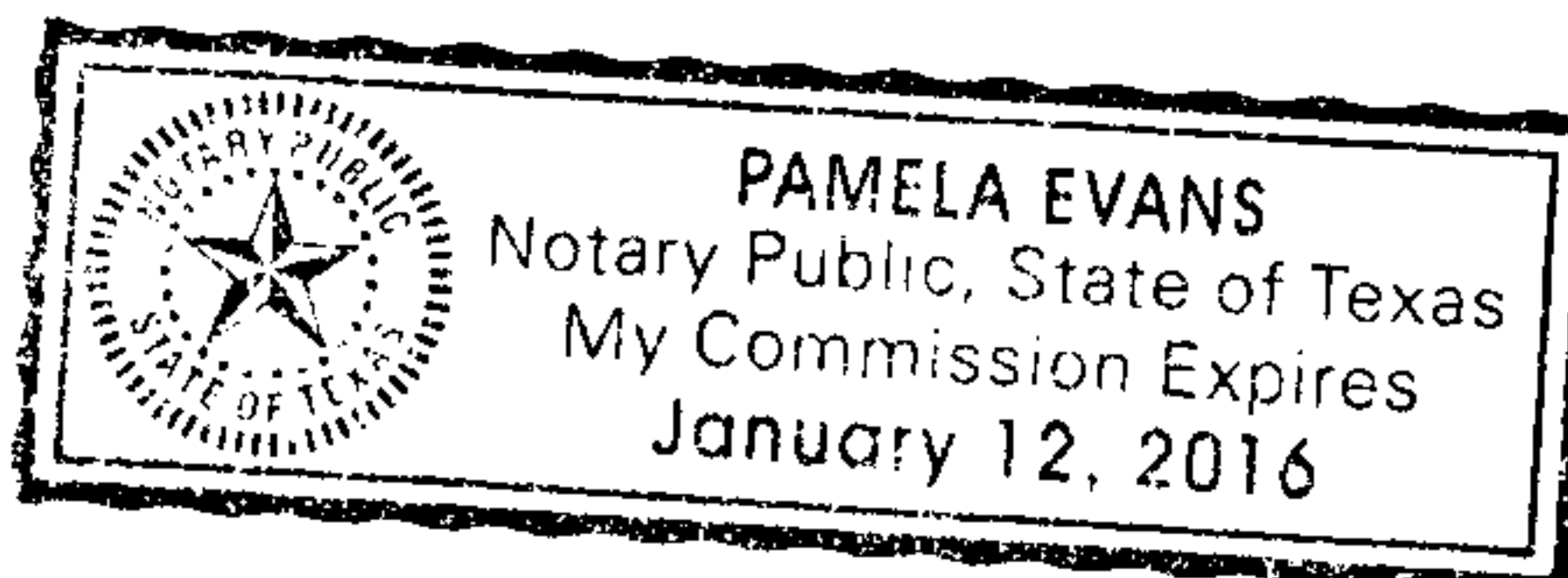
COUNTY OF Dallas


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scott Buskirk, whose name as Authorized Officer of Ocwen Loan Servicing, LLC, as Attorney in Fact for The Bank of New York Mellon Trust Company, N.A., fka The Bank of New York Trust Company, N.A., successor to JP Morgan Chase Bank, N.A., as Trustee for GMACM Mortgage Loan Trust 2006-AR2, 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 4<sup>th</sup> day of ~~February~~ March, 2013.

  
NOTARY PUBLIC  
My Commission expires: 1-12-2016  
AFFIX SEAL

2012-002436



  
20130311000099890 2/2 \$213.00  
Shelby Cnty Judge of Probate, AL  
03/11/2013 12:36:51 PM FILED/CERT