

INVESTOR NUMBER: 011-5374273

JPMorgan Chase Bank, National Association CM #: 240088

MORTGAGOR(S): EMILY PHILLIPS AND JOHNNY LITTLE

THIS INSTRUMENT PREPARED BY:

Colleen McCullough
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **JPMorgan Chase Bank, National Association**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

A parcel of land situated in the Southeast Quarter of the Northwest Quarter of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama; thence run West along the South Quarter-Quarter line, 535.83 feet; thence turn right 88 degrees 20 minutes 19 seconds and run North 514.36 feet; thence turn right 57 degrees 52 minutes 00 seconds and run Northeast 151.64 feet to the Point of Beginning; thence continue last course 155.04 feet; thence turn right 100 degrees 14 minutes 00 seconds and run Southeast 172.77 feet to a point on the North right of way of King Valley Circle; thence turn right 98 degrees 49 minutes 00 seconds and run Southwest 44.43 feet to the Point of a counterclockwise curve having a radius of 124.89 feet and a delta angle of 27 degrees 39 minutes 00 seconds; thence run along the arc of said curve and right of way 60.27 feet; thence turn right 90 degrees 00 minutes 00 seconds from tangent and run Northwest 152.06 feet to the Point of Beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

***240088* *SWD* *R**

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it. Executed on this 22nd day of August, 2012.

**JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION**

By: [Signature] 8/22/2012
Thelma Carter
Its: Vice President

STATE OF Ohio)

COUNTY OF Franklin)

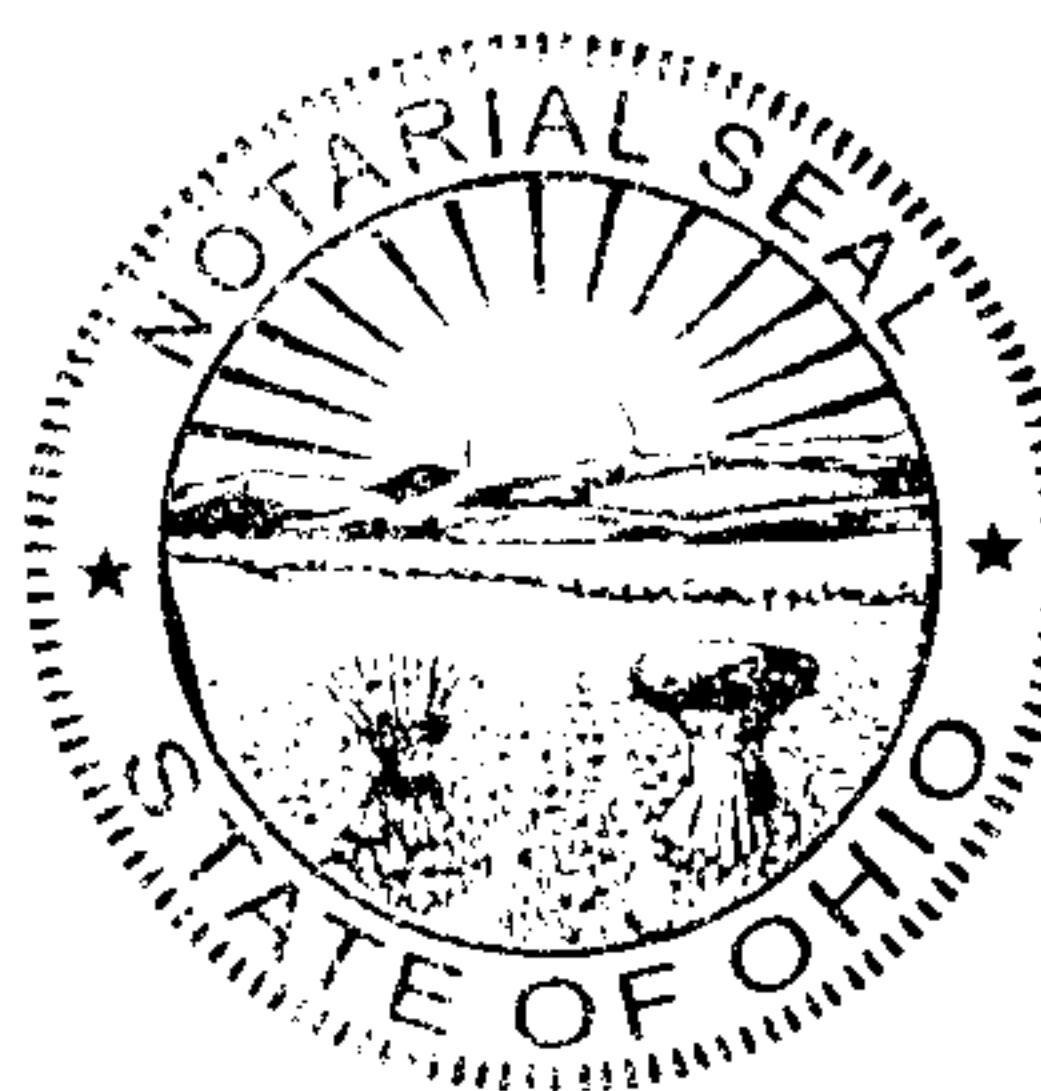
I, Tracy N. Rice, a Notary Public in and for said County in said State, hereby certify that Thelma Carter, whose name as Vice President of JPMorgan Chase Bank, National Association, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such Vice President, and with full authority, executed the same voluntarily for and as the act of said Vice President.

Given under my hand this the 22nd day of August, 2012.

[Signature] 8-22-12
Notary Public Tracy N. Rice

My Commission Expires: 11-20-12

Grantee's Address:
Secretary of Housing and Urban Development
c/o Michaelson, Connor & Boul
4400 Will Rogers Parkway
Suite 300
Oklahoma City, OK 73108-183



TRACY N. RICE
Notary Public, State of Ohio
My Commission Expires
November 20, 2012



20130501000177080 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/01/2013 10:50:17 AM FILED/CERT

240088 *SWD* *R

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name JPMorgan Chase Bank, National Association
c/o JPMorgan Chase Bank,
National Association

Mailing Address 10790 Rancho Bernardo Road
San Diego, CA 92127

Property Address 608 King Valley Cir
Pelham, AL 35124

Grantee's Name Secretary of Housing and Urban Development

Mailing Address 4400 Will Rogers Parkway
Suite 300
Oklahoma City, OK 73108-183

Date of Sale 08.22.2012

Total Purchase Price \$114,223.22

or

Actual Value \$

or

Assessor's Market Value \$



20130501000177080 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/01/2013 10:50:17 AM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4/26/2013

☐ Unattested

(verified by)

Print Heidi Peebles, title specialist

Sign Heidi Peebles
(Grantor/Grantee/Owner/Agent) circle one