20130927001057100 1/5
Bk: LR201318 Pg:13821
Jefferson County, Alabama
I certify this instrument filed on:
09/27/2013 02:01:07 PM D
Judge of Probate- Alan L. King

This instrument was prepared by: Jeff G. Underwood Sirote & Permutt, PC 2311 Highland Avenue South Birmingham, AL 35205

Send Tax Notice to: Marverly Nettles

STATUTORY WARRANTY DEED (CORPORATION)

State of Alabama)

KNOW ALL MEN BY THESE PRESENTS:

Shelby County)

That in consideration of eighty-nine thousand two hundred fifty and 00/100 Dollars (\$89,250.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, The Bank of New York Mellon, f/k/a The Bank of New York, as successor-ininterest to JPMorgan Chase Bank, N.A., as Trustee for Bear Stearns Asset Backed Securities, Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-1, a corporation, by JPMorgan Chase Bank, National Association, its Attorney in Fact, (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto Marverly Nettles (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever. Vice President IN WITNESS WHEREOF, the said Grantor, by its who is authorized to execute this conveyance, has hereto set its signature and seal this day of Hugust, 2013. The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Bear Stearns Asset Backed Securities, Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-1, a corporation, by JPMorgan Chase Bank, National Association, its Attorney in Fact, Jessica Salinger Name: Title: Vice President State of See Attached CA Notary Acknowledgement County) I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that of The Bank of New whose name as York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Bear Stearns Asset Backed Securities, Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-1, a corporation, by JPMorgan Chase Bank, National Association, its Attorney in Fact, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, 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 ____ day of ____ Notary Public My Commission expires:

> 20131015000411400 1/5 \$28.00 Shelby Cnty Judge of Probate: AL 10/15/2013 03:28:39 PM FILED/CERT

EXHIBIT A Legal Description

Lot 684, according to the Survey of Forest Lakes, 12 Sector, as recorded in Map Book 34, at page 3 recorded in the Office of the Judge of Probate of Shelby County, Alabama

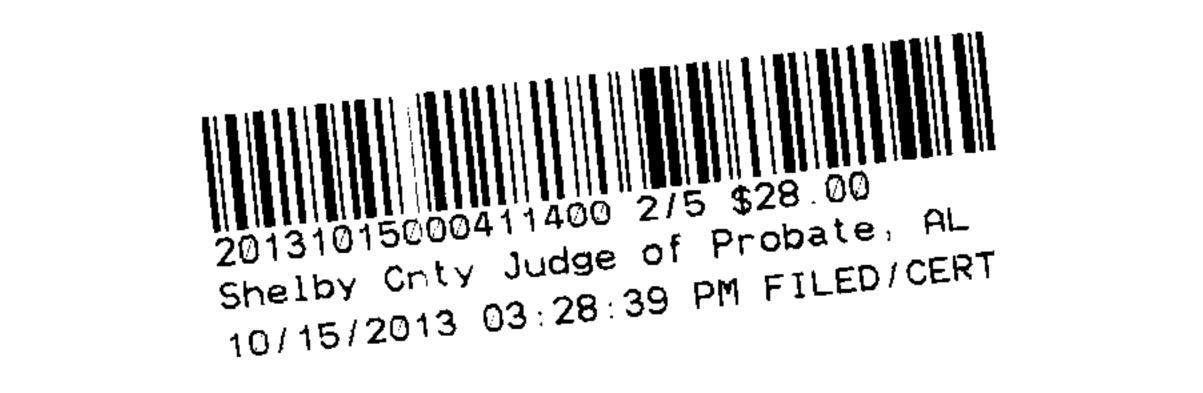


EXHIBIT B

Permitted Encumbrances

- 1. The lien of taxes and assessments for the current year and subsequent years;
- 2. Matters that would be shown by an accurate survey and inspection of the real estate;
- 3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
- 4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
- 5. All roads and legal highways;
- 6. Rights of parties in possession (if any); and
- 7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.
- 8. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction. Easement/right-of-way to Alabama Power Company as recorded in Book 126, Page 191; Book 126, Page 323 and Book 236, Page 829.
- 9. Easement/right-of-way to Shelby County as recorded in Inst. 1993-03955; Inst. 1993-03957; 1993-03959; 1993-03960; 1993-03961; 1993-03964; 1993-03965; 1993-03966;.
- 10. Mineral and mining rights as recorded in Book 53, Page 262 and Book 331, Page 262. Matters shown on recorded Map Book 34 at Page 3.
- 11. Restrictions as shown on recorded plat.
- 12. 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. 20130117000024790, in the Probate Office of Shelby County, Alabama.

20131015000411400 3/5 \$28.00 20131015000411400 3/5 \$28.00 Shelby Cnty Judge of Probate, AL 10/15/2013 03:28:39 PM FILED/CERT

Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

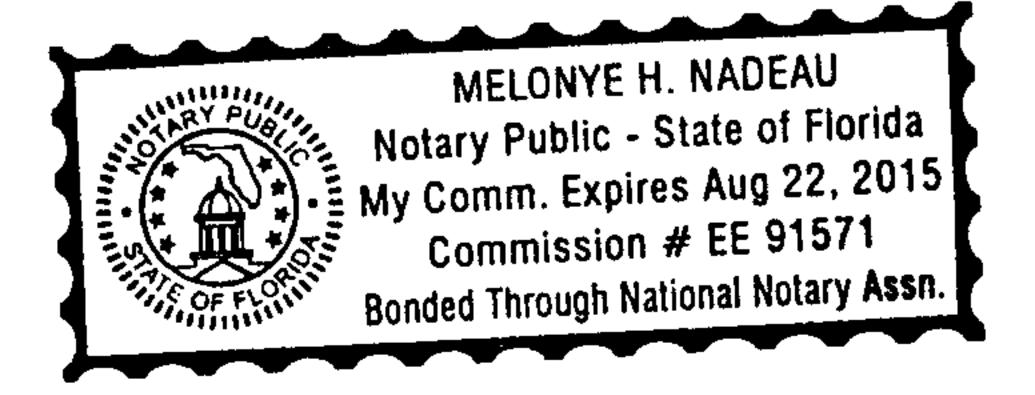
The foregoing instrument was acknowledged before me this August 28, 2013, by Jessica Salinger, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Bear Stearns Asset Backed Securities, Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-1, on behalf of the corporation. He/she is personally known to me.

Notary Public

(seal)

Printed Name:

Melonye H. Nadeau



Shelby County, AL 10/15/2013 State of Alabama Deed Tax:\$2.00

20131015000411400 4/5 \$28.00 20131015000411400 of Probate, AL Shelby Cnty Judge of Probate, 10/15/2013 03:28:39 PM FILED/CERT

Real Estate Sales Validation Form

	Document must be filed in accordance bank of New York Mellor	ı Grantee's Name	75, Section 40-22-1 Marverly K. Nettles 301 Forest Lakes Drive Sterrett, AL 35147
Property Address	301 Forest Lakes Drive Sterrett, AL 35147	Date of Sale Total Purchase Price	9/6/13 \$ 89,250.00
•		Actual Value	\$
		or Assessor's Market Value	\$
The purchase price evidence: (check of Bill of Sale XX Sales Contract Closing States		nis form can be verified in the ntary evidence is not require Appraisal Other	e following documentary ed)
If the conveyance above, the filing of	document presented for recor- this form is not required.	dation contains all of the rec	quired information referenced
Grantor's name and the	d mailing address - provide their current mailing address.	nstructions e name of the person or pe	rsons conveying interest
	nd mailing address - provide th	ne name of the person or pe	ersons to whom interest
Property address -	the physical address of the p	roperty being conveyed, if a	vailable.
Date of Sale - the	date on which interest to the p	roperty was conveyed.	
Total purchase pribeing conveyed by	ce - the total amount paid for the the instrument offered for red	the purchase of the property cord.	, both real and personal.
conveyed by the ir	e property is not being sold, the strument offered for record. Tor the assessor's current man	his may be evidenced by ar	both real and personal, being a appraisal conducted by a
responsibility of va	ded and the value must be deuse valuation, of the property aluing property for property tax of Alabama 1975 § 40-22-1 (h	as determined by the local of purposes will be used and	ate of fair market value, official charged with the taxpayer will be penalized
accurate. I further	t of my knowledge and belief to understand that any false stated cated in <u>Code of Alabama 197</u>	tements claimed on this forn	ed in this document is true and nay result in the imposition
Date <u>9/6/13</u>		Print Stephanie L. Dabbs	3/
Unattested	(verified by)	Sign Sign	e/Owner/Agent) circle one

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Bk: LR201318 Pg:13821
Jefferson County, Alabama
09/27/2013 02:01:07 PM D
Fee - \$28.00
Deed Tax -\$2.00

Form RT-1

Total of Fees and Taxes-\$30.00 KGILDER