

Perrie, Bowe + Burr, LLC  
~~Perrie & Cole, LLC~~  
400 Northridge Road  
Suite 725  
Atlanta, GA 30350  
Post Closing Department  
604857R

20070131000046890 1/3 \$134.00  
Shelby Cnty Judge of Probate, AL  
01/31/2007 12:04:14PM FILED/CERT

Shelby County, AL 01/31/2007  
State of Alabama

Deed Tax: \$117.00

FRS File No.: 494375 322139833

### SPECIAL WARRANTY DEED

THE STATE OF North Carolina  
COUNTY OF Wake

That in consideration of \$117,000.00  
DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the undersigned  
GRANTOR, Wells Fargo Bank, NA as Trustee (herein referred to as Grantor) in hand paid by the  
Grantee herein, the receipt of whereof is acknowledged, the said Grantor does by these presents, grant  
bargain, sell and convey unto

~~XXXXXX~~ Roberto A. Escobar & Jennifer S. Escobar  
(herein referred to as Grantees),

~~XXXXXX~~

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

LOT 218, ACCORDING TO THE SURVEY OF THE VILLAGE AT STONEHAVEN, PHASE 2, AS  
RECORDED IN MAP BOOK 26, PAGE 126, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.

Subject to:

1. All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

7. 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 dated \_\_\_\_\_, and recorded in the probate office of \_\_\_\_\_.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

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

IN WITNESS WHEREOF, the said Grantor, has hereunto set its signature and seal, this the 26 day of January, 2007.

Wells Fargo Bank, NA as Trustee By Barclays Capital Real Estate Inc., a Delaware Corporation, d/b/a HomEq Servicing, attorney in fact

By: 

Printed Name: \_\_\_\_\_

Title: **Tanya Mitchell-Allen**  
**Assistant Vice President**



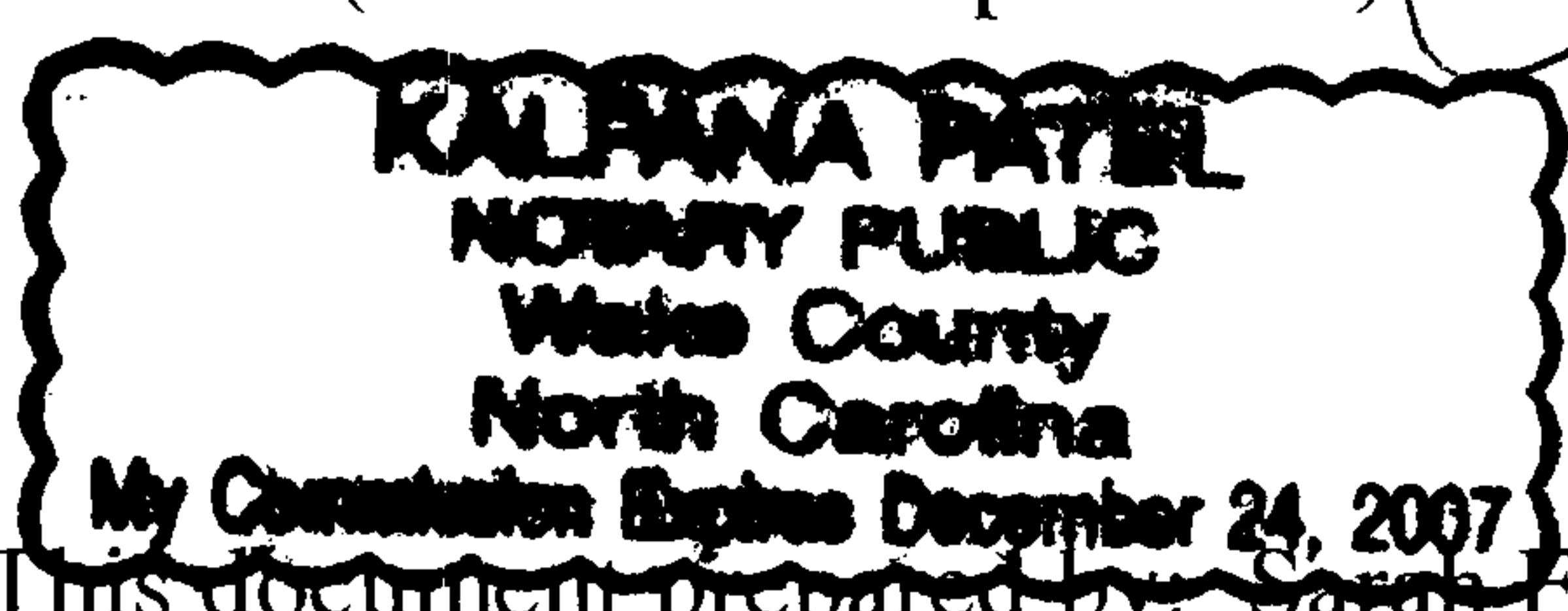
20070131000046890 3/3 \$134.00  
Shelby Cnty Judge of Probate, AL  
01/31/2007 12:04:14PM FILED/CERT

THE STATE OF NC  
COUNTY OF Wake }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tanya Mitchell-Allen**, whose name as **Assistant Vice President** Barclays Capital Real Estate Inc., a Delaware Corporation, d/b/a HomEq Servicing, attorney in fact for Wells Fargo Bank, NA as Trustee is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said national banking association.

Given under my hand and official seal this the 20 day of December, 2006.

(Notarial Stamp or Seal)



Kalpana Patel  
Notary Public  
My commission expires: \_\_\_\_\_

This document prepared by: Sarah Fiegenbaum, Document Processor, 4111 South Darlington, Suite 950, Tulsa, OK 74135