

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

Send Tax Notice to:
Arthur Fulford
Jackie Fulford
137 Kings Crest Lane
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Four hundred fifty-one thousand nine hundred and 00/100 Dollars (\$451,900.00) to the undersigned, Wachovia Mortgage Corporation, a corporation, (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 Arthur Fulford, and Jackie Fulford, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 116, according to the Survey of Weatherly Windsor, Section 7, as recorded in Map Book 15, Page 30, in the Probate Office of 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. Easement/right-of-way to Alabama Power Company as recorded in Book 145 Page 173, Book 165, Page 103 and Book 197, Page 348.
4. Mineral and mining rights as recorded in Book 268 Page 98 and Book 154, Page 718.
5. 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 No. 20070813000378750, in the Probate Office of Shelby County, Alabama.

\$ 350,000.00 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, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

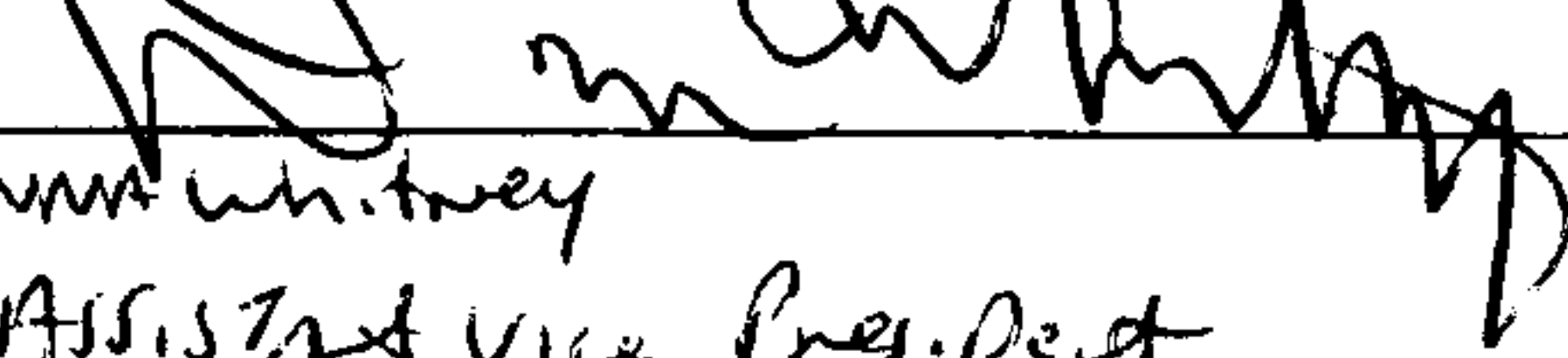
Shelby County, AL 02/21/2008
State of Alabama

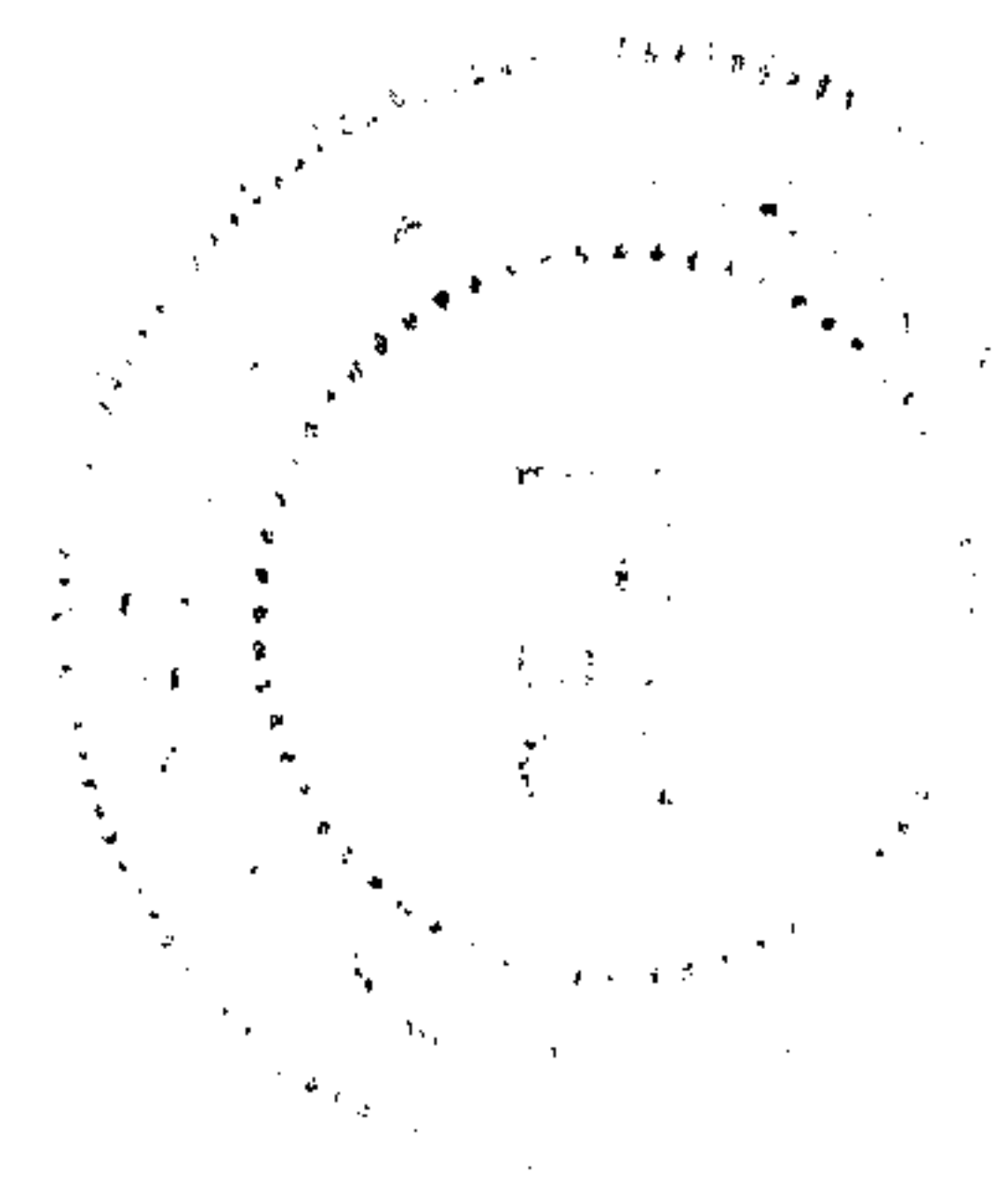
Deed Tax: \$102.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
7 day of ~~January~~^{February}, 2008.

Wachovia Mortgage Corporation

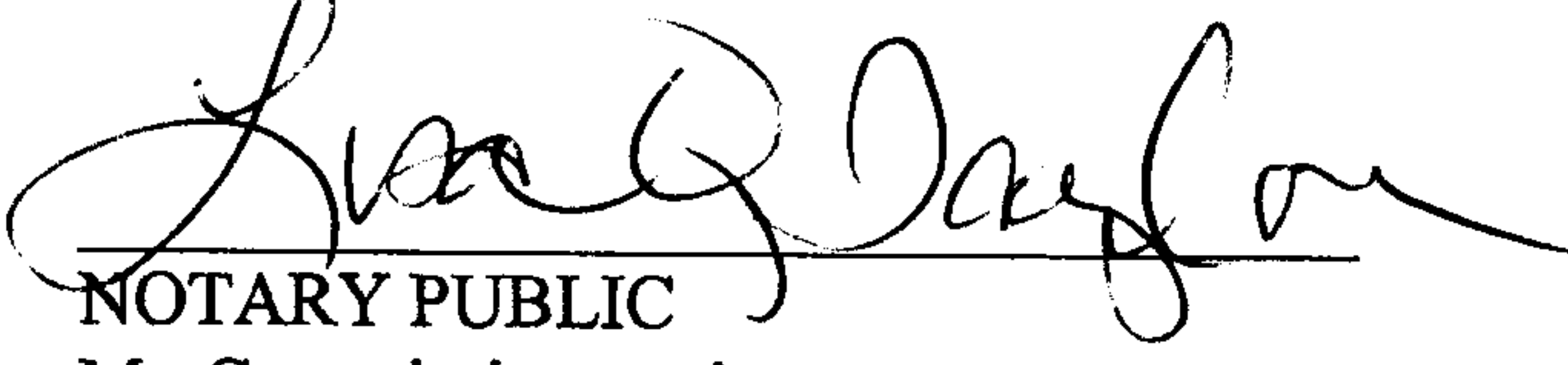
By: 
DONNA WHITNEY
Its ASSISTANT VICE PRES. DEPT



STATE OF FLORIDA
COUNTY OF Duval

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
DONNA WHITNEY, whose name as ASSISTANT VICE PRES. DEPT of Wachovia
Mortgage Corporation, 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.

Given under my hand and official seal, this the 7 day of ~~January~~^{February}, 2008.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2007-003520

LISA Q. TAYLOR
Notary Public, State of Florida
My comm. exp. June 24, 2011
Comm. No. DD 688348