200902120000049150 1/3 \$342.00 Shelby Cnty Judge of Probate, AL 02/12/2009 01:15:43PM FILED/CERT

Send tax notice to: David L. Ferguson 140 Austin Circle Birmingham, AL 35242

Shelby County, AL 02/12/2009 State of Alabama

Deed Tax: \$325.00

FRS File No.: 604256 326595394

SPECIAL WARRANTY DEED

THE STATE OF	ALABAMA	
COUNTY OF _s	HELBY	

That in consideration of (\$325,000.00) Three Hundred Twenty Five Thousand & No/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the undersigned GRANTOR, Wachovia Bank, National Association, (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 David L. Ferguson

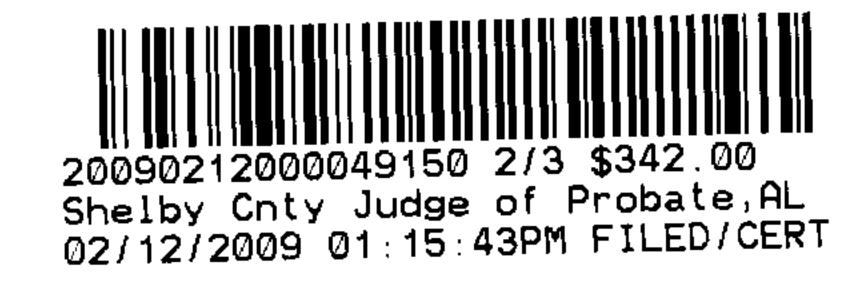
(herein referred to as Grantees),

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

The land referred to in this commitment is described as follows: Lot 2711, according to the Survey of Highland Lakes, 27th Sector an Eddleman Community, as recorded in Map Book 32, Page 20, 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 November 6, 2008, and recorded in the probate office of Shelby County, Alabama.

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.

_	ESS WHEREOF, the said Grantor, has hereunto set its signature and seal, this the
Wachovia Ban BARCLAYS By:	k, National Association CAPITAL REAL ESTATE, INC. DEA HOMER SERVICING, ATTORNEY IN FACT
Printed Name:	
Title:	Noriko Coiston Assistant Secretary
THE STATE (COUNTY OF	OF
	ersigned, a Notary Public in and for said County, in said State, hereby certify that, whose name as, of Wachovia Bank, eiation, is signed to the foregoing conveyance, and who is known to me, acknowledged
before me on tl	nis day that, being informed of the conveyance, he/she, as such officer and with full uted the same voluntarily for and as the act of said corporation.
Given und	ler my hand and official seal this the day of,,
(Notar	ial Stamp or Seal)
	Notary Public My commission expires:
	wy Commission Cadiles.

This document prepared by: Diane Scocos, Title Specialist, 4111 South Darlington, Suite 950, Tulsa, OK 74135

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State of California } County of Sacramento } ss.	
On JAN 3 0 2009 , before me, M. S. Noriko Colston, who proved to me on the basis of name(s) is/are subscribed to the within instrument executed the same in his/her/their authorized capacithe instrument the person(s), or the entity upon be instrument. I certify under PENALTY OF PERJURY under foregoing paragraph is true and correct.	ent and acknowledged to me that he/she/they city(ies) and that by his/her/their signature(s) on that of which the person(s) acted, executed the
Witness my hand and official seal. Notary Signature M. Schuessler	M. SCHUESSLER COMM. # 1788328 NOTARY PUBLIC CALIFORNIA SACRAMENTO CO. 9 EXP. DEC 30, 2011