

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

Send Tax Notice to:
Brent T. Drummond
Erin L. Drummond

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred sixty-five thousand and 00/100 Dollars (\$165,000.00) to the undersigned Grantor, Wells Fargo Financial Alabama, Inc., 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 Brent T. Drummond, and Erin L. Drummond, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 310, according to the Survey of Phase I, Fieldstone Park, Third Sector, as recorded in Map Book 18, Page 113, 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 Southern Natural Gas as recorded in Book 213 Page 145.
4. Mineral and mining rights as recorded in Book 123 Page 249, together with the appurtenant rights to use the surface.
5. Easements as to underground cables as recorded in Instrument # 1992-26835
- 6.
7. Terms, provisions, covenants, conditions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions, and Restrictions recorded in Instrument # 1993-3847, Instrument # 1993-3848, Instrument # 1994-22333 and amended in Instrument # 1999-5458.
- 8.
9. Transmission Line Permits to Alabama Power Company as recorded in Book 130 Page 168.

10. 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. 2002102800053141, in the Probate Office of Shelby County, Alabama.

\$ 8 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, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 26th day of September, 2003.

Wells Fargo Financial Alabama, Inc.

by, Mike J. Arthur
Its Vice President

STATE OF Iowa
COUNTY OF Polk

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mike J. Arthur, whose name as Vice President of Wells Fargo Financial Alabama, Inc., 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 26th day of September, 2003.

Janet L. Lyon
NOTARY PUBLIC
My Commission expires: 4-24-04
AFFIX SEAL

203 Stonecraft Drive, Helena, AL 35080
250654761
2003-000753

