

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

Send Tax Notice to:
Gary L. Francis, Jr.
Stacey J. Francis

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-seven thousand five hundred and 00/100 Dollars (\$127,500.00) to the undersigned Grantor, Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, 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 Gary L. Francis, Jr., and Stacey J. Francis, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Oakwood Village, Phase One, as recorded in Map Book 19, Page 163, 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 Alabaster Water and Gas Co. as recorded in Book 278 Page 391.
4. Easement/right-of-way to South Central Bell Telephone Company as recorded in Book 337 Page 241 and Book 39, Page 365.
5. Easement/right-of-way to City of Alabaster as recorded in Book 333 Page 358.
6. Right of way to Plantation Pipe Line recorded in Book 112, Page 364.
7. Easement and right of way to Shelby County recorded in Book 280, Page 340.
8. Right of way to Southern Natural Gas Company recorded in Book 90, Page 333, Book 90, Page 445 and Book 212, Page 313.
9. Easement recorded in Instrument Number 1992-17596.
10. Restrictions as shown on recorded plat.
11. 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. 20041101000600680, in the Probate Office of Shelby County, Alabama.

\$ 127,500.00 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, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 28th day of December, 2004.

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.

by [Signature]
Its LYNN CARDER
Vice President Loan Documentation

STATE OF Iowa
COUNTY OF Polk

20050107000011130 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
01/07/2005 15:44:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lynn Carder, whose name as Vice President of Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, 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 28 day of December, 2004.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2004-001606

