

FRS File No.: 427655 5523126

SPECIAL WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY }

That in consideration of \$64,500.00
DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the undersigned
GRANTOR, Wachovia Bank of Delaware, National Association, f/k/a First Union National Bank of
Delaware. (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

(herein referred to as Grantees), DONALD D. WILLIAMSON, III

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

LOT 8, ACCORDING TO THE RESURVEY OF LOTS 1 THROUGH 64; 89 THROUGH 104 AND A
THROUGH C OF APPLGATE MANOR, AS RECORDED IN MAP BOOK 10, PAGE 25, 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



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Shelby Cnty Judge of Probate, AL
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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 DECEMBER 14, 2004, and recorded in the probate office of SHELBY COUNTY.

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.

Shelby County, AL 03/21/2005
State of Alabama

Deed Tax: \$64.50

IN WITNESS WHEREOF, the said Grantor, has hereunto set its signature and seal, this the 8th day of MARCH, 2005.

Wachovia Bank of Delaware, National Association,
f/k/a First Union National Bank of Delaware

By: Shallina Hudson
Shallina Hudson

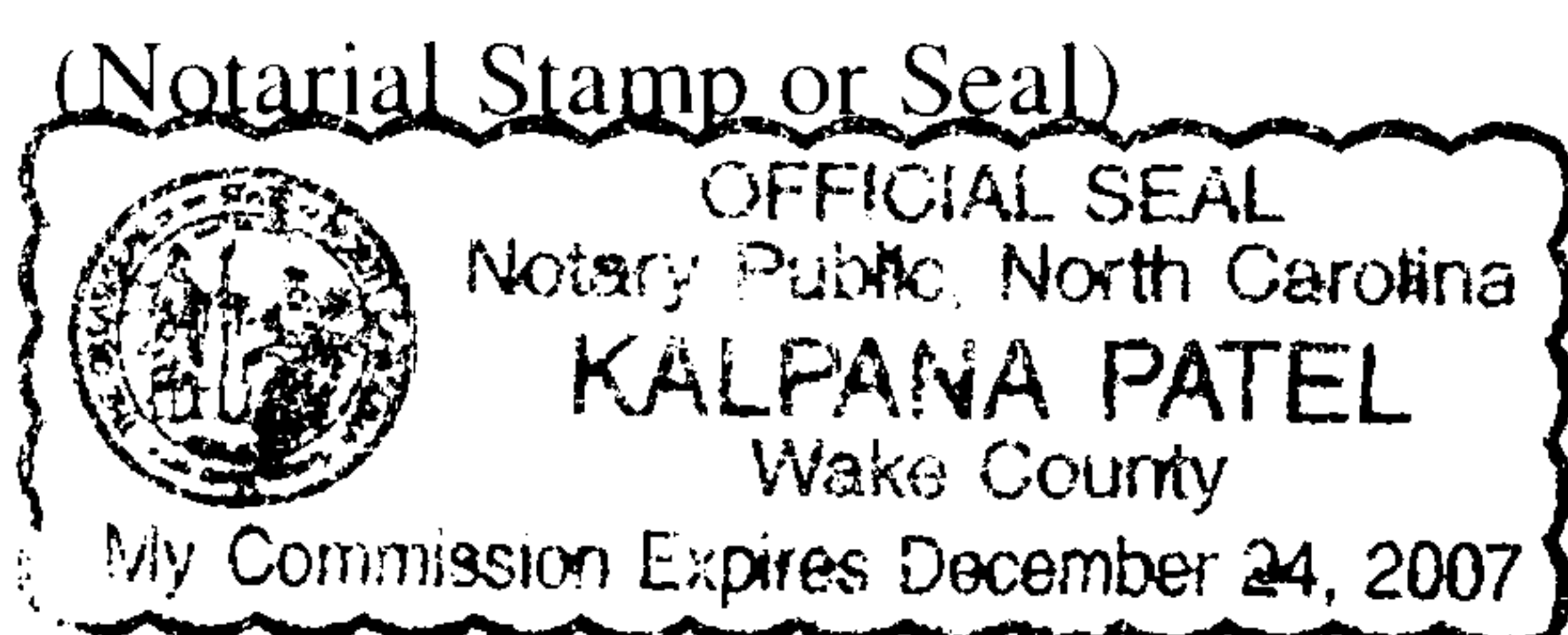
Printed Name: Assistant Vice President

Title: Wachovia Bank of Delaware, National Association

THE STATE OF NC
COUNTY OF Wake }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shallina Hudson, whose name as AVP, of Wachovia Bank of Delaware, National Association, f/k/a First Union National Bank of Delaware, 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 association.

Given under my hand and official seal this the 8 day of March, 05.



Kalpana Patel
Notary Public
My commission expires: _____