

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

Send Tax No.

Juveual Munoz

Norma Munoz

627 Mallard DR
Los Banos, CA 93635
BHm0417622

20050608000279560 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/08/2005 01:06:52PM FILED/CERT

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Twenty thousand and 00/100 Dollars (\$20,000.00) 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 Juveual Munoz, and Norma Munoz, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Southeast corner of the Southeast Quarter of Southwest Quarter Section 28 Township 21 South, Range 4 West, and run North along the East line of said forty a distance of 208.7 feet, thence West 208.7 feet, thence South 208.7 feet; thence East 208.7 feet to Point of Beginning, located in the Southeast Quarter of Southwest Quarter Section 28, Township 21 South, Range 4 West, together with all improvements located thereon. Subject to existing easement for power and light line and poles.

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. Less and except any part of subject property lying within the right of way of a public road.
4. 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. 20031202000782490, in the Probate Office of Shelby County, Alabama.

\$ 24,150.00 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
19th day of October, 2004.

Wells Fargo Financial Alabama, Inc.

by,
Its

Melanie Bycroft
MELANIE BYCROFT
Vice President Loan Documentation

STATE OF Texas

COUNTY OF Folk

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Melanie Bycroft, 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 19 day of October, 2004.



Janelle Schweer
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2004-000426