

The deed consideration after the simultaneous mortgage is \$50.00

X

Advantage Closing, LLC
6767 Taylor Circle
Montgomery, AL 36117
334-558-0212
Re: File No.: 05-1656

20050613000288960 1/3 \$67.00
Shelby Cnty Judge of Probate, AL
06/13/2005 12:38:21PM FILED/CERT

FRS File No.: 406974 6679027

SPECIAL WARRANTY DEED

THE STATE OF Alabama
COUNTY OF Shelby }

That in consideration of One Hundred and no/100
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, N.A., (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
Michail Vassilik
(herein referred to as Grantees),

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

LOT 4, BLOCK 1, ACCORDING TO THE SURVEY OF INDIAN VALLEY, FOURTH SECTOR, AS
RECORDED IN MAP BOOK 5, PAGE 99 IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA; BEING SITUATED IN 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;

Shelby County, AL 06/13/2005
State of Alabama

Deed Tax: \$50.00

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 January 20, 2005, 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.

IN WITNESS WHEREOF, the said Grantor, has hereunto set its signature and seal, this the 1st day of April, 2005.

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

By: Shallina Hudson Wachovia Bank of Delaware, National Association

Printed Name: _____

Title: Shallina Hudson
Assistant Vice President

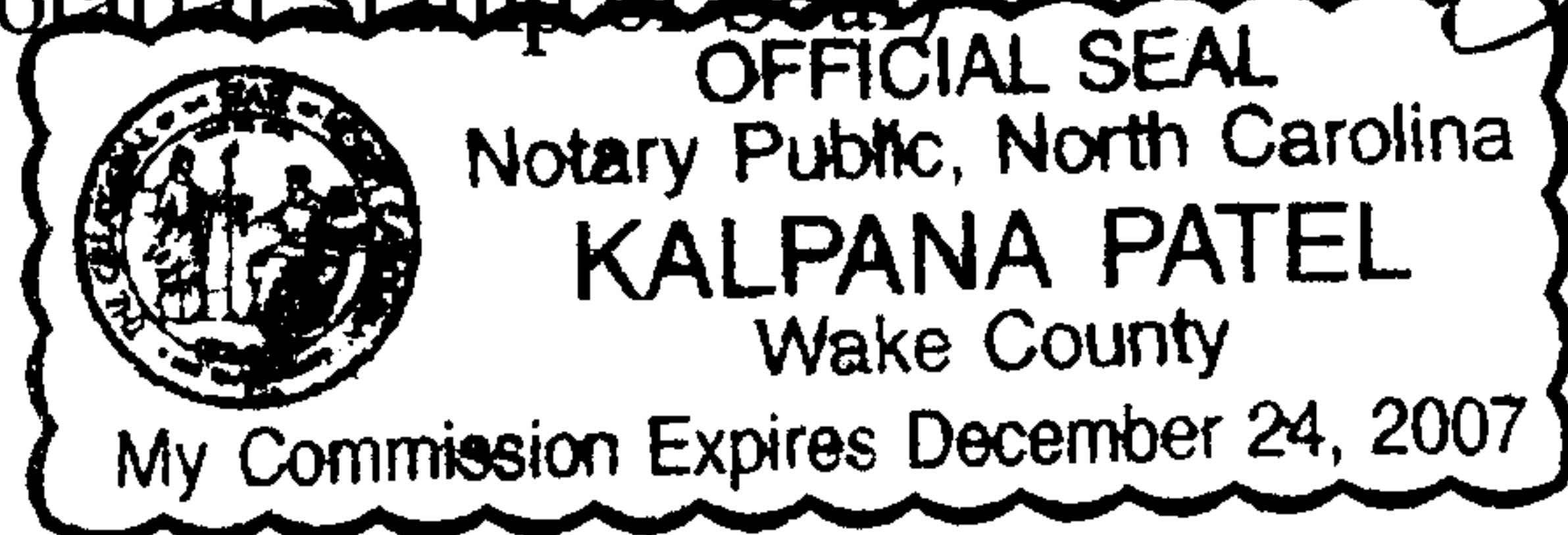
Wachovia Bank of Delaware, National Association

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, N.A., 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 1 day of April, 05.

(Notarial Stamp or Seal)



Kalpana Patel
Notary Public

My commission expires: _____

This document prepared by: Sarah Fiegenbaum, National Account Coordinator, 3227 E. 31st Street,
#106, Tulsa, OK 74105