


4-26-05
VA CASE NO. 222260519646

WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME LOAN
NO. 5387926

MORTGAGOR(S): GARY W. BROWN

STATE OF ALABAMA)
COUNTY OF SHELBY)


20051216000650520 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
12/16/2005 10:38:54AM FILED/CERT

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc.**, a corporation organized and existing under the laws of the State of South Carolina whose principal place of business is 3476 Stateview Blvd., Fort Mill, South Carolina, 29715, hereinafter called Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto **The Secretary of Veterans Affairs, an Officer of the United States of America**, whose address is 345 Perryhill Road, Montgomery, AL 36109, hereinafter called Grantee, and his/her successors in such office, as such, and his/her or their assigns, the following described property, situated in the County of Shelby, State of Alabama, to-wit:

Lot 21, according to the Survey of Marengo, Sector One, as recorded in Map Book 22, Page 123 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and Mining rights excepted.

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and advalorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes and the judgments, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

TO HAVE AND TO HOLD, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and his/her successors in such office, as such, and his/her or their assigns forever, Grantor hereby covenants with the said Grantee and his/her successors in such office, as such, and his/her or their assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantee herein, and that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons claiming the same by, through, or under Grantor.

IN WITNESS WHEREOF, the said Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc. by Shannon L. Balter its Vice President Loan Documentation who is authorized to execute this conveyance, has hereto set his/her signature and seal, this 22 day of September, 2005.

Attesting Official:

Wells Fargo Bank, N.A. successor by merger to
Wells Fargo Home Mortgage, Inc. f/k/a Norwest
Mortgage, Inc.

Signature: Shannon L. Balter

Signature: Juliann Smith

By: Shannon L. Balter

By: Juliann Smith

Vice President Loan Documentation

Vice President Loan Documentation

ATTEST (Affix Corporate Seal)

STATE OF South Carolina

COUNTY OF York

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Juliann Smith and Shannon L. Balter whose names as Vice President Loan Documentation and Vice President Loan Documentation respectively, of Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc. are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 28 day of September, 2005.

MY COMMISSION EXPIRES:

Wibb U. Custer
Notary Public

This instrument prepared by:
Ginny Rutledge
Sirote & Permutt, P.C.
2311 Highland Avenue South
P.O. Box 55727
Birmingham, AL 35255-5727

