

INVESTOR NUMBER: 011-5260034

WELLS FARGO BANK, N.A. LOAN NUMBER: 0040776361

MORTGAGOR(S): DANNY W. HOWELL, JR. AND CYNDI ERIN HOWELL

THIS INSTRUMENT PREPARED BY:

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

STATE OF ALABAMA )

COUNTY OF SHELBY)

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 727, according to the Survey of Savannah Pointe, Sector VII, as recorded in Map Book 31, Page 101, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, **Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.**, a corporation, has caused this conveyance to be executed by Steven M. Patrick, its Vice President Loan Documentation, who is duly authorized, on the 28<sup>th</sup> day of March, 2006.

**Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.**  
[AFFIX SEAL]

By:   
Its Steven M. Patrick, Vice President Loan Documentation

STATE OF South Carolina)

COUNTY OF York)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Steven M. Patrick, whose name as Vice President Loan Documentation 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<sup>th</sup> day of March, 2006.

  
NOTARY PUBLIC

My Commission Expires:

