

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

Send Tax Notice to:  
Jimmie Anderson

1407 Hillsboro Lane

Helena, AL 35080

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-five thousand two hundred seventy and 00/100 Dollars (\$95,270.00) to the undersigned Grantor, Wachovia Bank, N.A., a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jimmie Anderson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Breckenridge Park, Royal Ridge Sector, as recorded in Map Book 23, Page 96, in the Probate Office of Shelby County, Alabama.

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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 37 Page 233.
4. Restrictions, easements and building lines as shown on recorded map.
5. 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. 20060726000360060, in the Probate Office of Shelby County, Alabama.

\$19,054.00

\$ 76,216.00 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 21<sup>st</sup> day of August, 2006.

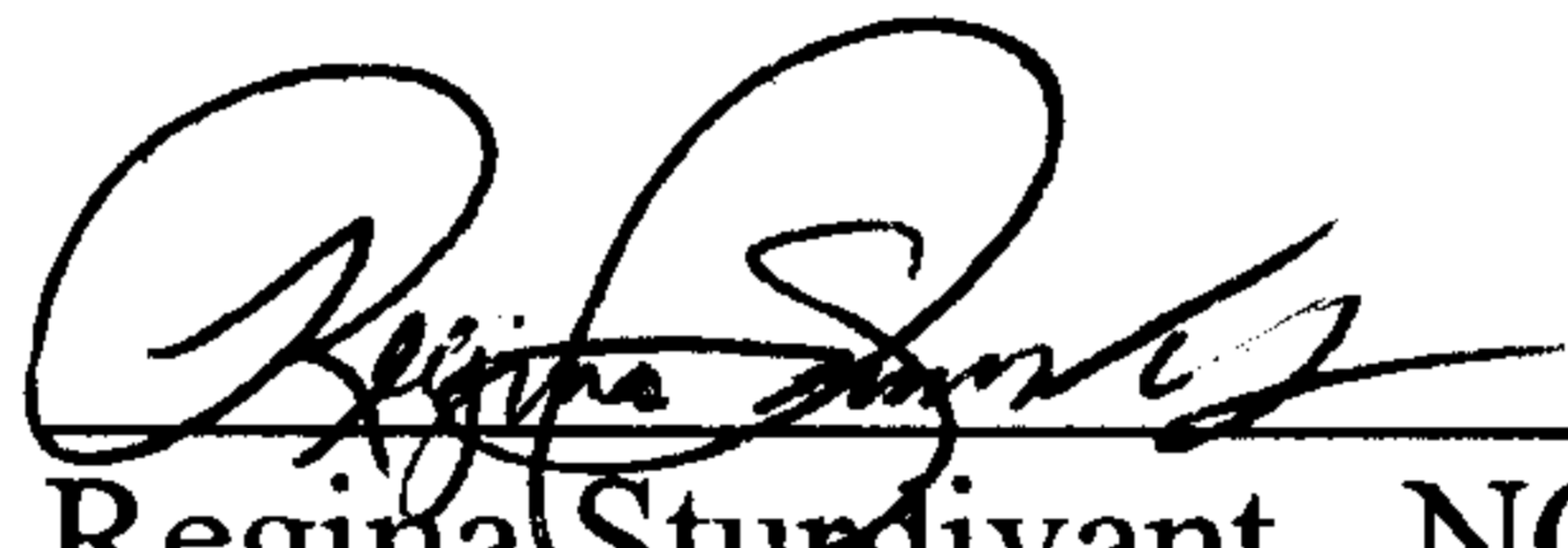
Wachovia Bank, N.A.  
by, \_\_\_\_\_  
Its Joe Lanning, Vice President

STATE OF CALIFORNIA

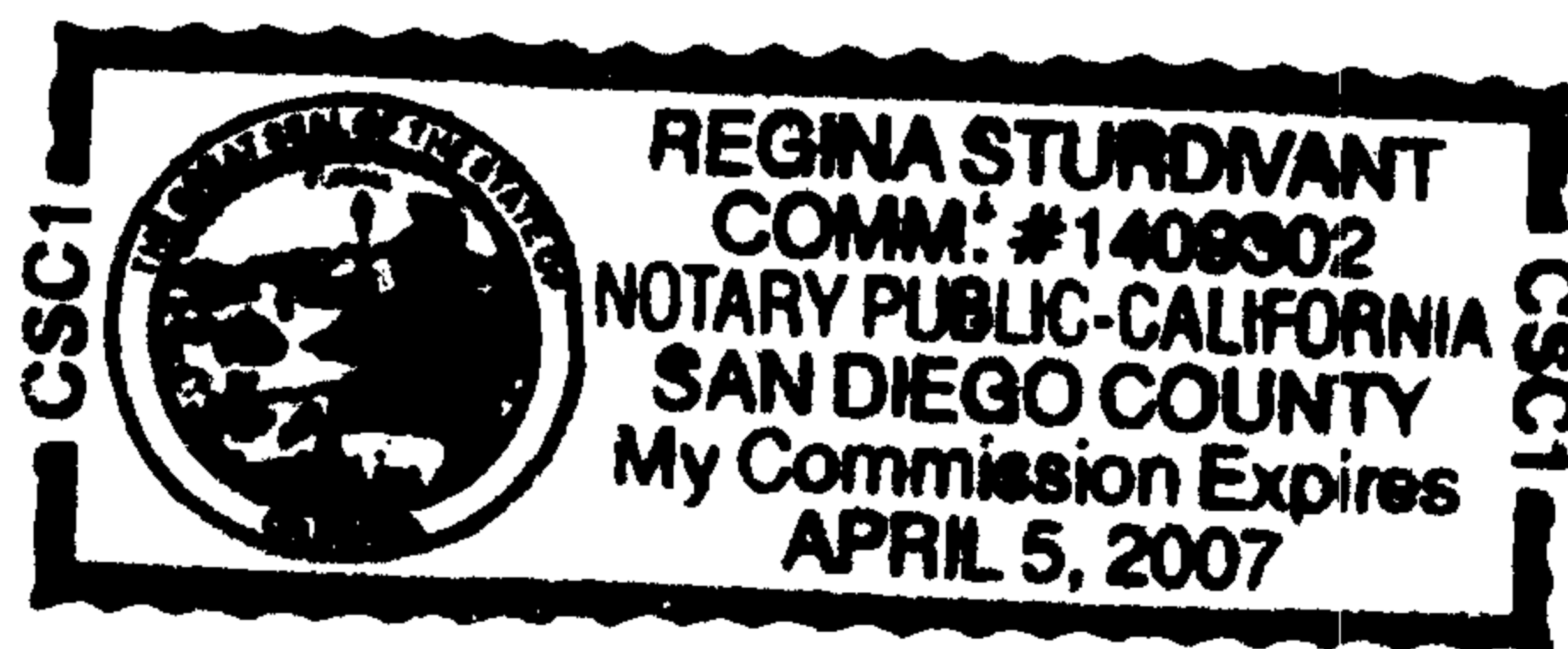
COUNTY OF SAN DIEGO


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe Lanning, Vice President, whose name as VICE PRESIDENT of Wachovia Bank, N.A., 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 21<sup>ST</sup> day of August, 2006.

  
Regina Sturdivant, NOTARY PUBLIC  
My Commission expires: April 5, 2007  
AFFIX SEAL

2006-001290



  
20060914000458520 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
09/14/2006 03:46:57PM FILED/CERT