

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

Send Tax Notice to:
Jennifer L. Gamble

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-four thousand and 00/100 Dollars (\$84,000.00) 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 Jennifer L. Gamble, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 89, according to the Resurvey of Lots 1 through 64, 89 through 104, and A through C, of Applegate Manor, as recorded in Map Book 10, Page 25, in the Probate Office of Shelby County, Alabama; together with all of the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc., by deed recorded in Real 65, Page 201 in the Probate Office of Shelby County, Alabama, and more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse, as recorded in Real 63, Page 634 in said Probate Office.

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 South Central Bell as recorded in Book 337 Page 235.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 59 Page 376.
5. Restrictions, covenants and conditions as set out in instrument recorded in Real 63, Page 634 and amended in Real 125, Page 299.
6. Agreement with Alabama Power Company as to underground cables recorded in Real 60, Page 745, and covenants pertaining thereto recorded in Real 60, Page 748.
7. Rights of others of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrances.
8. 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. 20060607000269760, in the Probate Office of Shelby County, Alabama.

\$ 82,702.⁰⁰ 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 29th day of August, 2006.

Wachovia Bank, N.A.

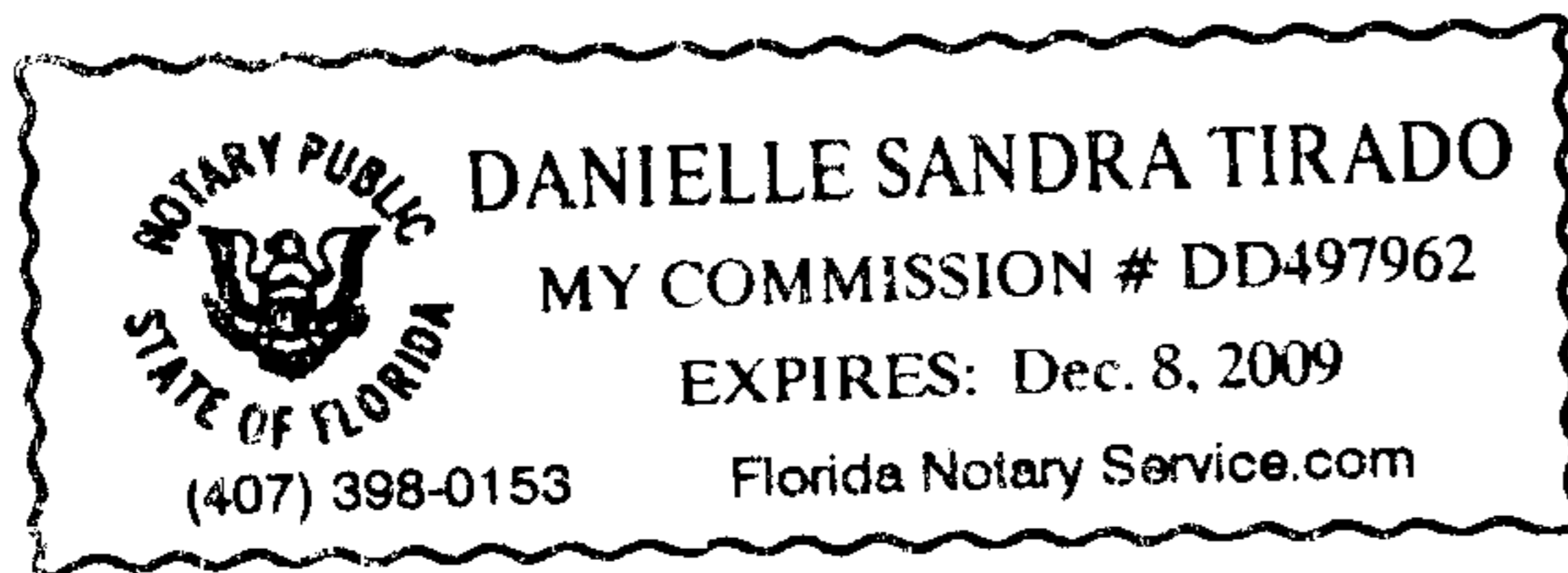
by, [Signature]
Its Donna Whitney
Assistant Vice President

STATE OF Florida

COUNTY OF Duval

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donna Whitney, whose name as Assistant 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 29th day of August, 2006.



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2006-001452