

Deed Tax: \$3.00


20061005000493540 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
10/05/2006 10:50:52AM FILED/CERT

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

Send Tax Notice to:
Roussel Powell

3266 N. Broken Bow Drive
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred seventy-five thousand seven hundred fifty and 00/100 Dollars (\$175,750.00) to the undersigned Grantor, Wachovia Bank, N.A., as Trustee under the Pooling and Servicing Agreement dated as of November 1, 2004 Asset Backed Pass-Through Certificates Series 2004-WWF1, a corporation, by Premiere Asset Services, as Attorney in Fact, (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 Roussel Powell, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23, according to the survey of Broken Bow, 5th Addition, as recorded in Map Book 9, Page 13, 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. 35' setback lines as shown on recorded plat.
4. 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. 20060821000407310, in the Probate Office of Shelby County, Alabama.

\$ 140,600.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.
\$35,150.00 of the purchase price recited above was paid from a second 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 13th day of September, 2006.

Wachovia Bank, N.A., as Trustee under the Pooling and
Servicing Agreement dated as of November 1, 2004 Asset
Backed Pass-Through Certificates Series 2004-WWF1
By, Premiere Asset Services

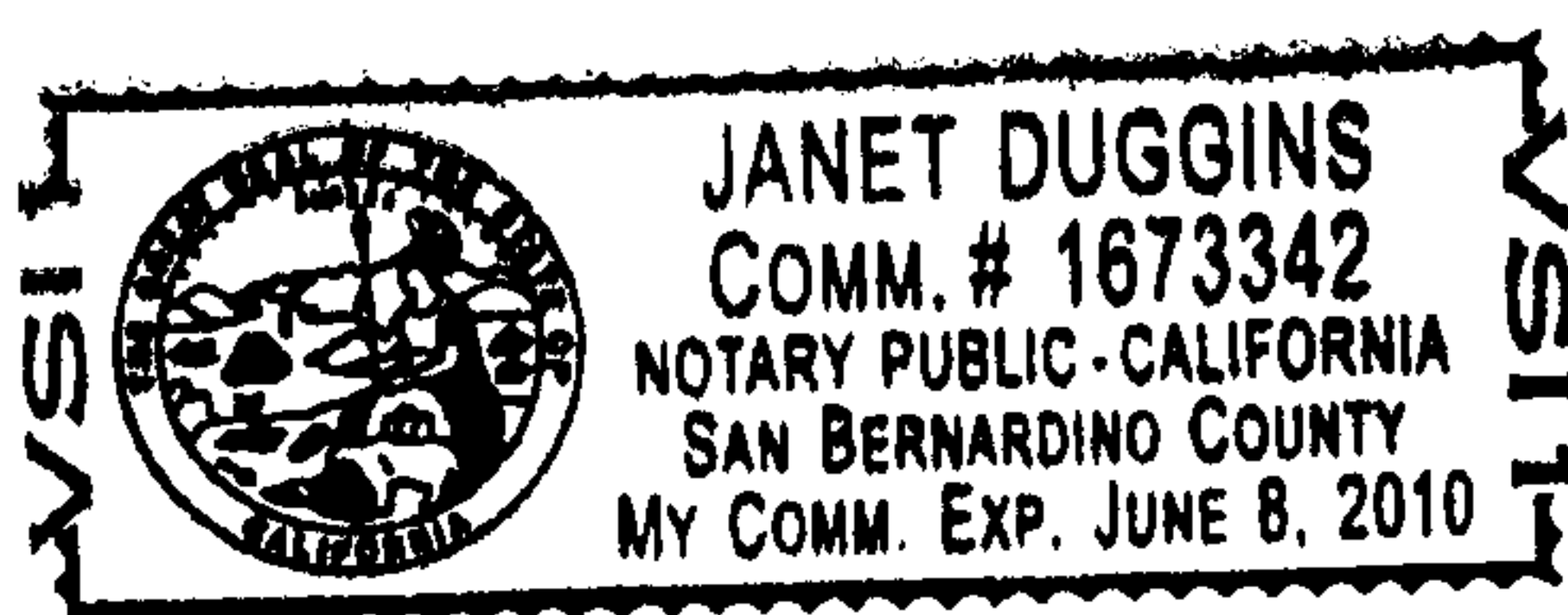
by, Linda Schwinn
Its VP Loan Documentation
Wells Fargo Bank
Attorney-In-Fact

STATE OF California

COUNTY OF San Bernardino

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda Schwinn, whose name as VPLD of Premiere Asset Services, as Attorney in Fact for Wachovia Bank, N.A., as Trustee under the Pooling and Servicing Agreement dated as of November 1, 2004 Asset Backed Pass-Through Certificates Series 2004-WWF1, 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, action in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 13th day of September, 2006.



Janet Duggins
NOTARY PUBLIC
My Commission expires: 6/8/10
AFFIX SEAL

2006-001408