

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

Send Tax Notice to:
Kenneth Mays
Meredith B. Mays
149 Addison Drive
Calera, AL 35040

SPECIAL WARRANTY DEED

SEE ATTACHMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-eight thousand and 00/100 Dollars (\$98,000.00) to the undersigned Grantor, Wells Fargo Bank, N.A., a corporation, by Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Kenneth Mays, and Meredith B. Mays, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5-A, according to the Map and Survey of a Resurvey of Lots 2, 5 & 6, Wyndham Townhomes, as recorded in Map Book 24, Page 38, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Town of Helena as recorded in Book 305 Page 394, 396, 398, 400 and 402.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 1 Page 332.
5. Restrictions, covenants and conditions as set out in instrument recorded in Instrument Number 1997-21510.
6. 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. 20060719000349320, in the Probate Office of Shelby County, Alabama.

\$ 88,200.00 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 Grantees, their heirs and assigns, forever.

Farmer



20061107000546900 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
11/07/2006 01:38:58PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the _____ day of October, 2006.

Wells Fargo Bank, N.A.
By, Chase Home Finance, LLC, successor by merger to
Chase Manhattan Mortgage Corporation

by, _____
Its Greg Kiesel, Vice President
As Attorney in Fact

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Greg Kiesel, Vice President, whose name as _____ of Chase
Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation, as
Attorney in Fact for Wells Fargo 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, action in its capacity as Attorney in Fact
as aforesaid.

Given under my hand and official seal, this the _____ day of October, 2006.

D.R. Hopkins
NOTARY PUBLIC

D.R. Hopkins

My Commission expires:

AFFIX SEAL

2006-001272

Shelby County, AL 11/07/2006
State of Alabama

Deed Tax: \$10.00

