20070307000104730 1/1 $125.00
Shelby Cnty Judge of Probate, AL
03/07/2007 02:28:01PM FILED/CERT

STATE OF ALABAMA)
) ss.
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned, **CITICORP TRUST BANK, FSB**, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **WACHOVIA BANK, N.A.** its successors and assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

Lot 439, according to the survey of Wyndham, Rockhampton Sector, Phase 11, as recorded in Map Book 24, Page 65 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is made subject to unpaid taxes and assessments, if any.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

This deed is executed for the purpose of effecting a redemption pursuant to the laws of the State of Alabama.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor, has caused this conveyance to be executed in its name by its undersigned officer, this 23rd day of February, 2007.

CITICORP TRUST BANK, FSB

Shelby County, AL 03/07/2007
State of Alabama

Deed Tax:$114.00

By: Judy Grogan
Its: Asst. Vice President
Judy Grogan

STATE OF Texas

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Judy Grogan, whose name as Asst Vice President of CitiCorp Trust Bank, FSB, 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 seal this 23rd day of February, 2007.

Pamela Miles
Notary Public
My Commission Expires: _____

This instrument prepared by
Arthur M. Stephens
Stephens, Millirons, Harrison & Gammons, P.C.
2430 L & N Drive
Huntsville, Alabama 35801
(SMHG File: Stephen Devane)

Pamela Delores Miles
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-05-2007

256-533-7112