

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

Send Tax Notice to:
David Salathe
Pascha M. Salathe
4321 WEST MILLNER ROAD
BIRMINGHAM, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred thousand and 00/100 Dollars (\$200,000.00) to the undersigned Grantor, Wells Fargo Bank, N.A., dba America's Servicing Company, a corporation, by Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., 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 David Salathe, and Pascha M. Salathe, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 241, according to the Map and Survey of Eagle Point, 2nd Sector, Phase 2, as recorded in Map Book 19, Page 67, in the Office of the Judge of Probate 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. Setback lines, easements, right of ways and restrictions as set out 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. 20060920000465610, in the Probate Office of Shelby County, Alabama.

\$ 180000 of the above consideration was paid from the proceeds of ²~~1~~ mortgage loan ^S 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.

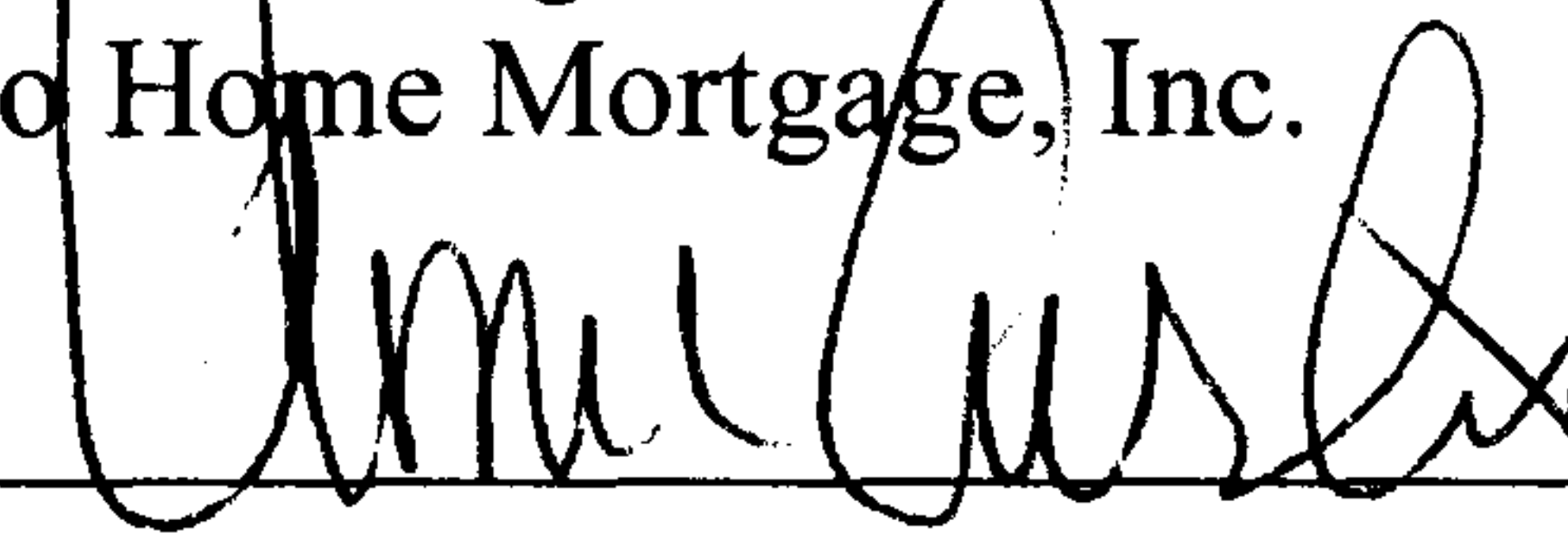
TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
31 day of January, 2007.

Wells Fargo Bank, N.A., dba America's Servicing
Company
By, Wells Fargo Bank, N.A. successor by merger to Wells
Fargo Home Mortgage, Inc.

by,
Its



As Attorney in Fact

Ami Curtis
Assistant Vice President

STATE OF

MD

COUNTY OF

Frederick

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Ami L Curtis, whose name as AVP of Wells
Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact
for Wells Fargo Bank, N.A., dba America's Servicing Company, 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 31 day of January, 2007.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2006-001720

BRENDA C. MYERS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires December 16, 2009

Shelby County, AL 03/15/2007
State of Alabama

Deed Tax: \$20.00