

20070507000210640 1/4 \$85.00
Shelby Cnty Judge of Probate, AL
05/07/2007 09:07:08AM FILED/CERT

This Document Prepared By:

Allison Bourke
11851 Wentling Ave., Suite A
Baton Rouge, Louisiana 70816

Shelby County, AL 05/07/2007
State of Alabama

Deed Tax: \$65.00

Return to:

Title2Land, LLC
11851 Wentling Ave., Suite A
Baton Rouge, Louisiana 70816

Source of Title: 20070307000104730

Recorded Simultaneously with the mortgage

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 27th of April, 2007 between **Wachovia Bank, N.A.** as grantor(s) pursuant to that grant of authority a copy attached hereto and made a part hereof, whose address is c/o 25391 Commercentre Drive, Suite 200, Lake Forest, CA 92630 to **Donald W. Laughlin and Margaret M. Laughlin**, married, as grantee, whose address is 119 Kimble, Belle Chase, LA 70037.

WITNESSETH: that the grantors, for in consideration of the sum of **ONE HUNDRED FORTY NINE THOUSAND TWO HUNDRED AND 00/100 (\$149,200.00)** and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantees heirs forever the following described land located in the County of Shelby, State of Alabama, to-wit:

The following described property situated in Shelby County, Alabama:

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

Being the same property acquired by Special Warranty Deed from Citicorp Trust Bank, FSB to Wachovia Bank, N.A. dated February 23, 2007 and recorded March 7, 2007 as Inst. No. 20070307000104730, of the official records of Shelby County, Alabama.

Municipal Address: 8050 Rockhampton Circle, Helena, AL 35080

Parcel No.: 58-13-5-22-3-003-085.000

Send Tax Bill To: Donald W. Laughlin and Margaret M. Laughlin, 8050 Rockhampton Circle, Helena, AL 35080.

SUBJECT to easements, restrictions and reservations of record, if any, and taxes for 2006 and subsequent years.

SUBJECT to any and all Statutory rights of redemption in favor of mortgagors and other persons or parties granted such rights under the laws of the State of Alabama and the United States of America arising out of foreclosure sale of that certain mortgage filed for record in said Probate Office Number 2001-38734; said mortgage Foreclosure Deed dated January 9, 2007 and filed for record in said Probate Office in 20070122000034440.

The Warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantors ownership of the subject real estate.

Singular and plural are interchangeable, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantors hand and seal the day and year first above written.

Wachovia Bank, N.A.



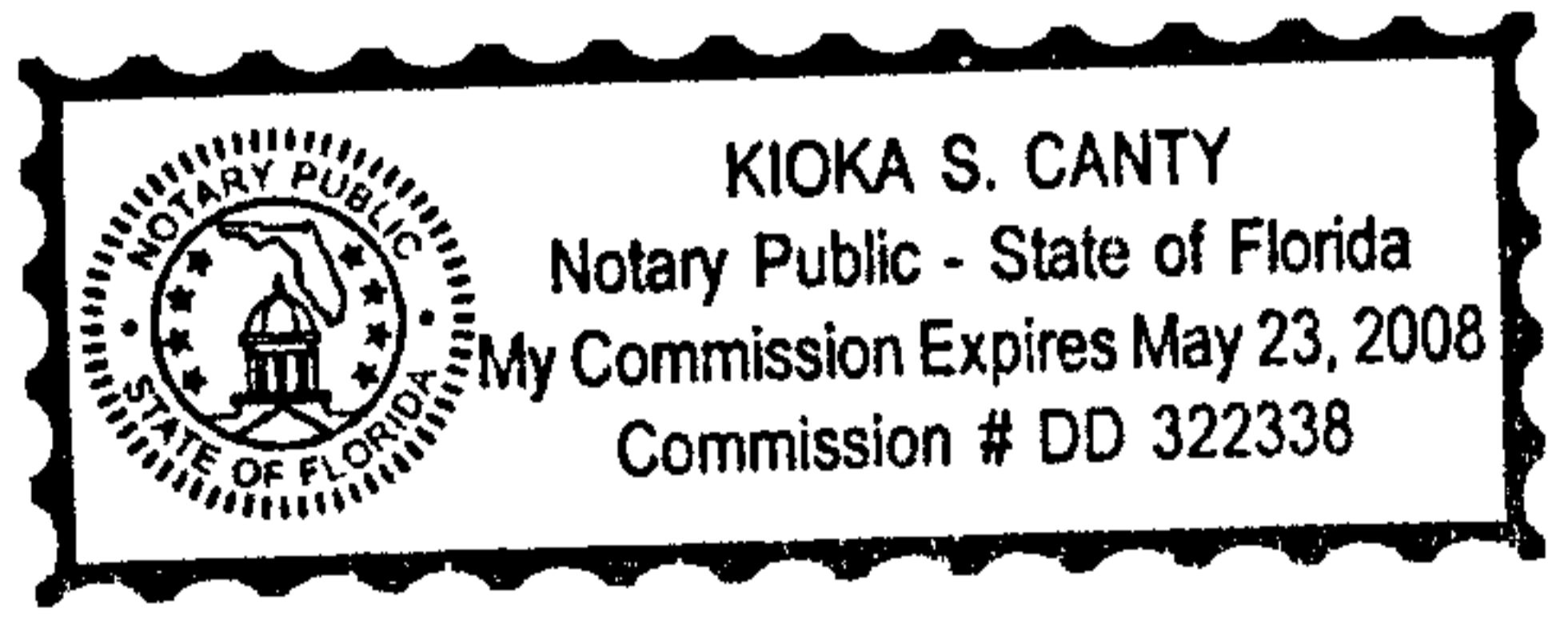
BY: Donna Whitney
Authorized Agent: Assistant Vice President

STATE OF Florida
COUNTY OF Duval

Before me, the undersigned, A Notary Public in and for said State at Large, hereby certify that Donna Whitney, whose name as Authorized Agent for **Wachovia Bank, N.A.**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, as such Authorized Agent with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand this 18th day of April, 2007.

My commission expires: 5.23.08


Notary Public



20070507000210640 3/4 \$85.00
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Comptroller of the Currency
Administrator of National Banks

Large Bank Licensing, LIC #7-13
Washington, DC 20219

December 29, 2004

OCC Control Nr. 2004-ML-02-0010

Ms. Courtney D. Allison
Assistant General Counsel
Legal Division / NC0630
Wachovia Bank, National Association
301 South College Street
Charlotte, North Carolina 28288-0630

Dear Ms. Allison:

This letter is the official certification of the Office of the Comptroller of the Currency for the merger of SouthTrust Bank, Birmingham, Alabama, FDIC Certificate Nr. 849, into and under the charter and title of Wachovia Bank, National Association, Charlotte, North Carolina, Charter Nr. 1, effective January 3, 2005.

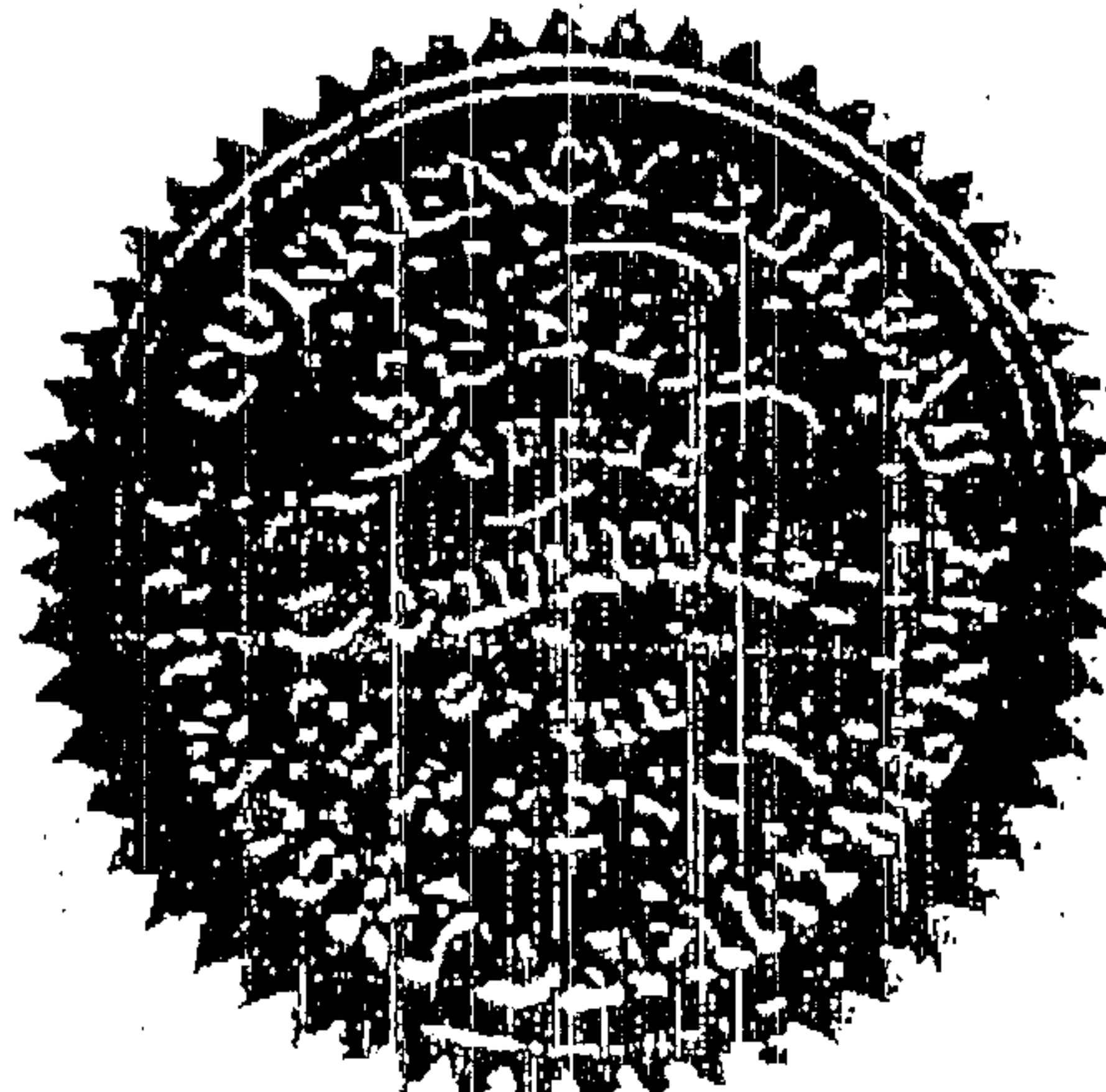
This letter also serves as the official authorization for Wachovia Bank, National Association, Charlotte, North Carolina, Charter Nr. 1, the resulting bank, to operate the former head office and branches of SouthTrust Bank as branches at the sites indicated in the appendix to this letter. Please furnish a copy of this certificate to personnel responsible for branch administration.

The OCC also authorizes the resulting bank, should the merger occur between Call Report dates, to recalculate its legal lending limit. The new lending limit should be calculated by using data from the last Call Report of the individual banks filed prior to consummating the merger, as adjusted for the combination. The resulting bank will then file a new Call Report and begin calculating its legal lending limit according to 12 C.F.R. 32.4(a) at the end of the quarter following consummation of the merger.

Sincerely,

Richard T. Erb
Licensing Manager

appendix



EXTRACT FROM THE BY-LAWS OF
WACHOVIA BANK, NATIONAL ASSOCIATION

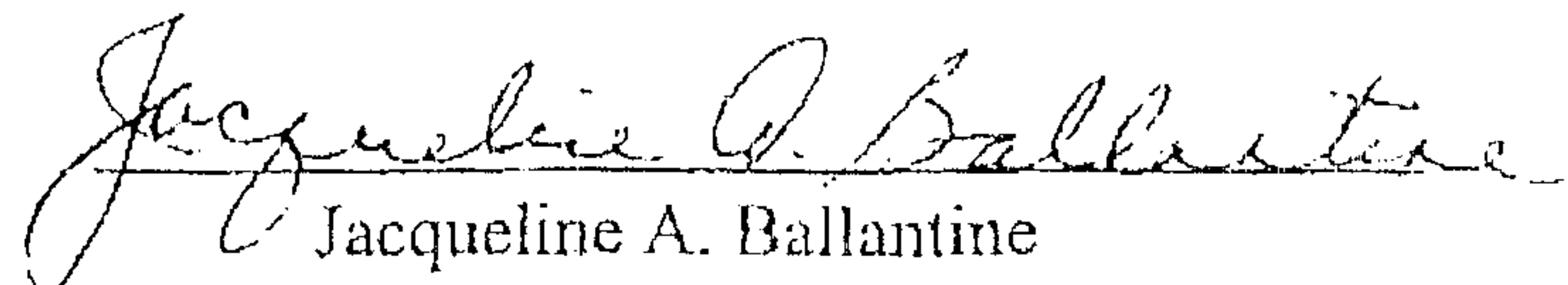
Section 8.2 Execution of Instruments. All agreements, indentures, mortgages, deeds, conveyances, transfers, certificates, declarations, receipts, discharges, releases, satisfactions, settlements, petitions, notices, applications, schedules, accounts, affidavits, bonds, undertakings, proxies, and other instruments or documents may be signed, executed, acknowledged, verified, delivered or accepted in behalf of the Association by the Chairman of the Board, the Vice Chairman of the Board, any Chairman or Vice Chairman, the President, any Senior Executive Vice President, Executive Vice President, Vice President or Assistant Vice President, the Secretary, the Cashier or Treasurer, or any officer holding similar or equivalent titles to the above in any regions, divisions or functional units of the Association, or, if in connection with the exercise of fiduciary powers of the Association, by any of said officers or by any Trust Officer or Assistant Trust Officer (or equivalent titles), and if so required by applicable law or regulation, attested or countersigned by the Secretary or Assistant Secretary; provided, however, that were required, any such instrument shall be attested by one of said officers other than the officer executing such instrument. Any such instruments may also be executed, acknowledged, verified, delivered, or accepted in behalf of the Association in such other manner and by such other officers as the Board of Directors may from time to time direct. ²

The provisions of this Section 8.2 are supplementary to any other provision of these By-laws.

I HEREBY CERTIFY THAT the foregoing is a true and complete extract from the By-Laws of Wachovia Bank, National Association, a national banking association, now in full force and effect; that the following persons have been duly appointed and now hold the office designated.

Edwin F. Slavin, Jr.	Vice President
Cheryl Zito	Vice President
Donna J. Whitney	Assistant Vice President
James A. Thibodeau	Assistant Vice President
Kenneth C. Tew	Officer

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association on this 8th day of August 2005.


Jacqueline A. Ballantine
Assistant Secretary

(SEAL)