

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

Send Tax Notice to.  
German Daniel Hidalgo

1425 KING GEORGE DR  
ALABASTER, AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-two thousand five hundred and 00/100 Dollars (\$32,500.00) to the undersigned Grantor, REO Properties Corp., 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto German Daniel Hidalgo, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

All that part of the NW 1/4 of the SE 1/4 of Section 6, Township 11 South, Range 6 East, Etowah County, Alabama. Being more particularly described as beginning at a point (IPS) that is North 88 degrees 21 minutes 05 seconds West 502.35 feet to a point (IPF) and North 88 degrees 27 minutes 21 seconds West 488.43 feet from the NE corner of the NW 1/4 of the SE 1/4 of said Section 6. Thence from the point of true beginning South 21 degrees 40 minutes 33 seconds East 100.00 feet to a point (IPS); thence South 68 degrees 19 minutes 27 seconds West 384.85 feet to a point (IPS); thence North 00 degrees 10 minutes 55 seconds East 243.70 feet to a point (IPF angle iron) said point being the purported NW corner of the NW 1/4 of the SE 1/4 of said Section 6; thence south 88 degrees 27 minutes 21 seconds East 320.04 feet to the point of true beginning and being subject to any right of ways and/or easements recorded or unrecorded that may exist.

Easement: Being more particularly described as beginning at a point (IPS) that is North 88 degrees 21 minutes 05 seconds West 502.35 feet to a point (IPF), North 88 degrees 27 minutes 21 seconds West 488.43 feet to a point (IPS) and South 21 degrees 40 minutes 33 seconds East 100.00 feet from the NE corner of the NW 1/4 of the SE 1/4 of said Section 6. Thence from the point of true beginning South 21 degrees 40 minutes 33 seconds East 289.18 feet to a point (IPS) said point being located on the Northerly right of way of Duck Springs Road; thence South 68 degrees 19 minutes 27 seconds West along and with said right of way 20.00 feet to a point; thence North 21 degrees 40 minutes 33 seconds West leaving said right of way 289.18 feet to a point; thence North 68 degrees 19 minutes 27 seconds East 20.00 feet to the point of true beginning for the purpose of a 20 foot ingress-egress and utility easement.

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. Mineral and mining rights as recorded in Book 374 Page 525.
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. 20070321000129390, in the Probate Office of Shelby County, Alabama.

\$ Ø 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 28<sup>th</sup> day of June, 2007.

REO Properties Corp.  
By, Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc.

by [Signature]  
Its [Signature] As Attorney in Fact Jennifer Presley,  
Assistant Vice President

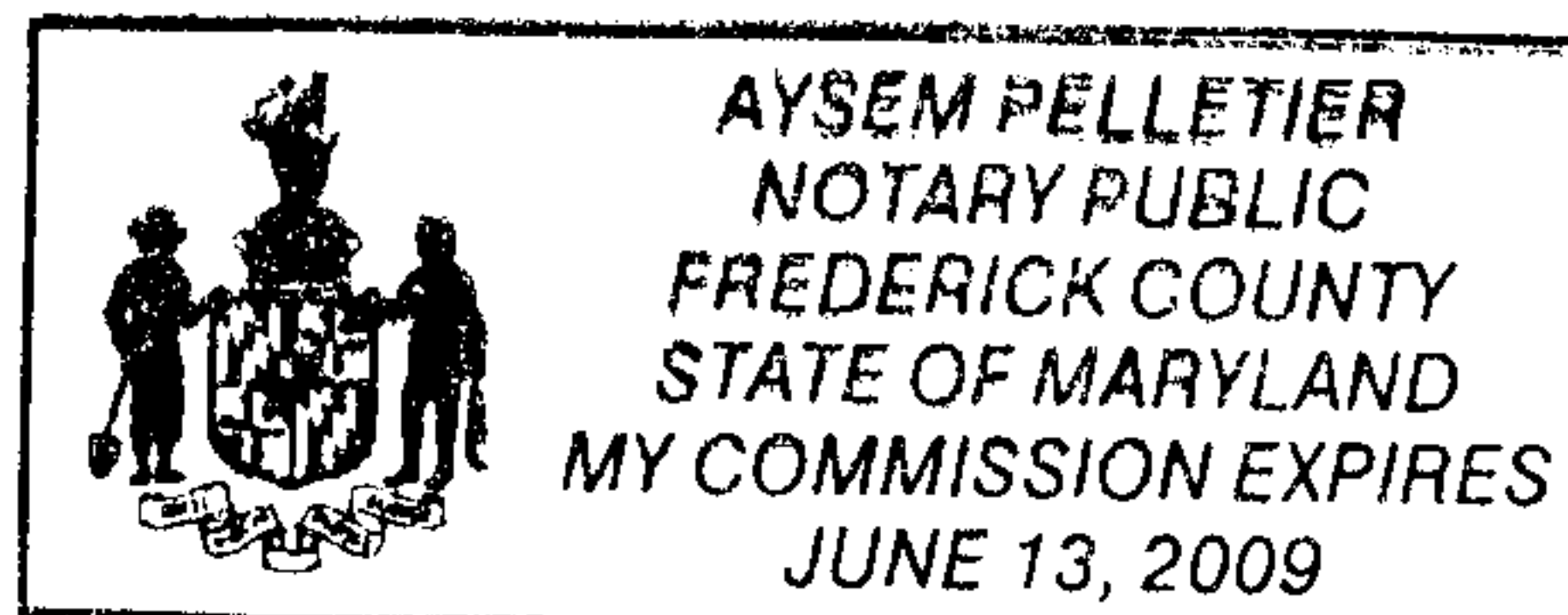
STATE OF Maryland  
COUNTY OF Frederick

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer Presley, whose name as AVP of Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact for REO Properties Corp., 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 28 day of June, 2007.

[Signature]  
NOTARY PUBLIC  
My Commission expires: 6/13/09  
AFFIX SEAL

2007-000373



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

Deed Tax: \$32.50