



20070924000446020 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
09/24/2007 08:41:27AM FILED/CERT

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

Send Tax Notice to:
Katherine P. Hutt

8128 Hickory Hill Lane
Huntsville, AL 35802

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighteen thousand four hundred and 00/100 Dollars (\$118,400.00) to the undersigned Grantor, Wells Fargo Bank, N.A., a corporation, (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 Katherine P. Hutt, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 53, according to a Re-Survey of Whitestone Townhomes, Phase II, as recorded in Map Book 22, Book 11, 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 133 Page 82.
4. Easement/right-of-way to AT & T as recorded in Book 109 Page 91.
5. Restrictions appearing of record in Inst. No. 1997-3296 and as shown on recorded map.
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. 20070206000054280, in the Probate Office of Shelby County, Alabama.

\$ 118,400.00 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 Grantee, his/her heirs and assigns, forever.



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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20th day of August, 2007.

Wells Fargo Bank, N.A.
by, [Signature]
Its Ann Niles
VP Loan Documentation

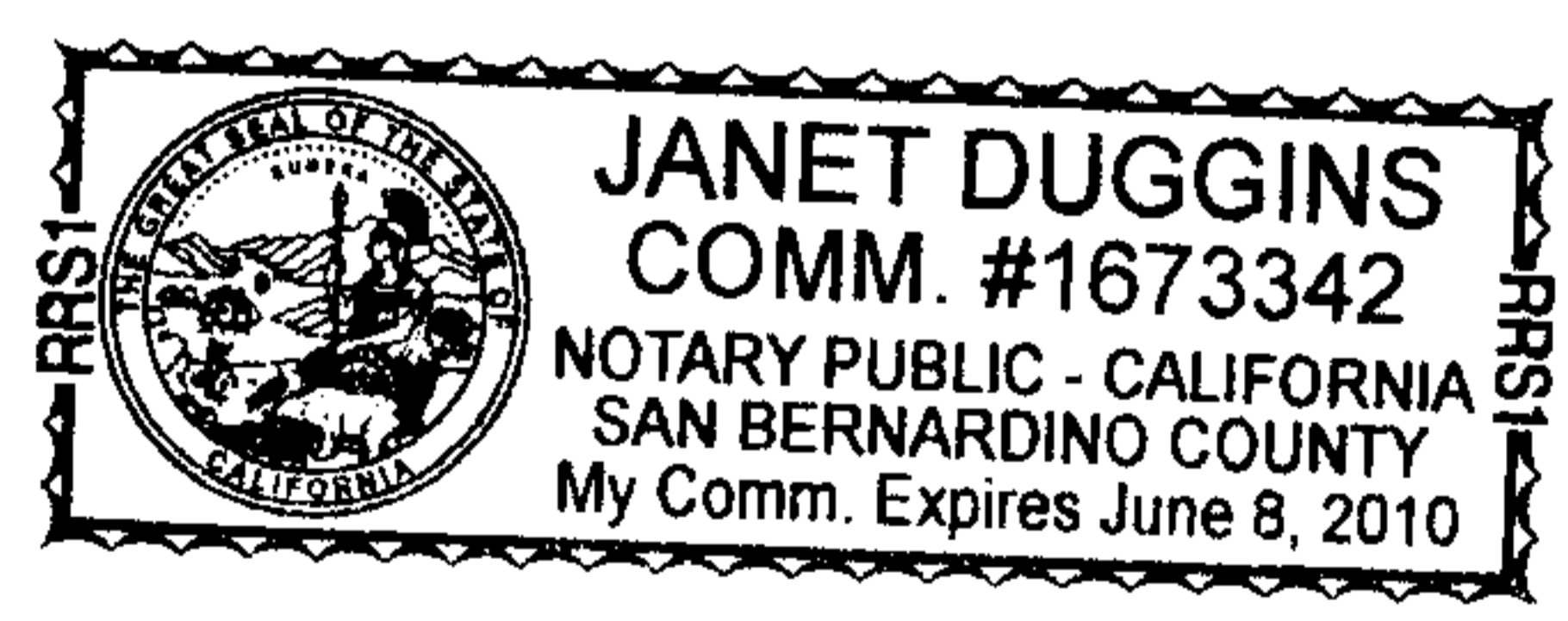
STATE OF CALIFORNIA
COUNTY OF San Bernardino

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANN Niles, whose name as VPLD of 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.

Given under my hand and official seal, this the 20th day of August, 2007.

Janet Duggins
NOTARY PUBLIC
My Commission expires: 6/8/10
AFFIX SEAL

2007-000435



HOLLIMAN & SHOCKLEY
ATTORNEYS AT LAW
2491 PELHAM PARKWAY
PELHAM, ALABAMA 36124