STATE OF ALABAMA)

COUNTY OF SHELBY)

20080104000004400 1/3 \$30.00 Shelby Cnty Judge of Probate, AL 01/04/2008 08:31:07AM FILED/CERT

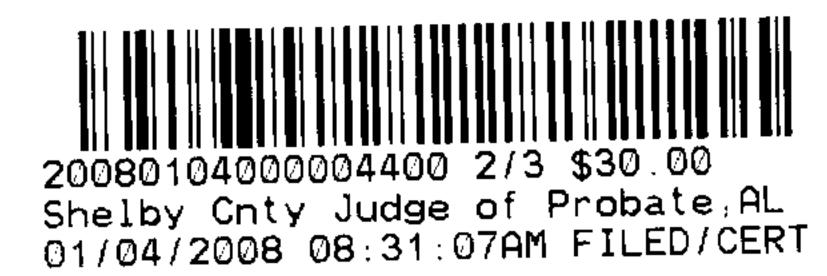
STATUTORY WARRANTY DEED

National Association, the Grantor, for and in consideration of the sum of ONE HUNDRED TWENTY-FIVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$125,500.00) and other good and valuable consideration hereby acknowledged to have been paid to the said Grantor by ROBERT G. HOLSTON, JR., the Grantee, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, subject to the provisions hereinafter contained, all of that real property in Shelby County, Alabama described as follows:

Lot 25, according to the Survey of the Third Sector of Portsouth, as recorded in Map Book 7, page 110, in the Probate Office of Shelby County, Alabama.

*** \$112,950.00 of the above consideration was paid from the proceeds of a first SUBJECT TO THE FOLLOWING:

- 1. Ad valorem taxes for the year 2008, and following;
- 2. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises; and
- 3. Building setback lines and drainage and utility line easements as shown on the recorded map of said subdivision;
- 4. Any and all easements, restrictive covenants, right of ways, all prior conveyances or reservations of oil, gas and mineral interests, and all rights in connection therewith, and any other matters which are of record in the Office of the Judge of Probate of Shelby County, Alabama;
- 5. Municipal zoning regulations, municipal assessments or other municipal liens not of record and properly indexed in the office of the Judge of Probate of Shelby County, Alabama; and



6. Statutory right of redemption of all parties lawfully entitled thereto pursuant to §6-5-247, et seq., Code of Alabama (1975), and amendments thereto, which right of redemption arises from foreclosure sale held on March 2, 2007 as evidenced by Auctioneer's Deed recorded as Instrument # 20070302000095910.

together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto said Grantee, his heirs and assigns, in fee

simple, FOREVER.			
IN WITNESS WHEREOF,	the undersigned h	as caused the	ese presents
to be executed by its duly au	thorized officer c	on this $\frac{2}{3}$	day of
	WACHOVIA Association, By: Ken Te Its: Assista	BANK, Sew White P	National Les. Dest
STATE OF FLORIDA)			

COUNTY OF DUVAL)

I, the undersigned authority, a Notary Public in and for said State and County, do hereby certify that <u>ken Tem</u> whose name as ASISTANT VILL MUSIDENT OF Wachovia Bank, National Association, is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument she/he, as such officer and with full authority, executed the same voluntarily for and as the act of the Corporation.

GIVEN UNDER MY HAND AND SEAL this the 23 . 2007.

KRISTI E. ROXAS Notary Public, State of Florida My comm. exp. July 4, 2011 Comm. No. DD 692121

NOTARY PUBLIC
My Commission Expires: 7/4/

THIS INSTRUMENT PREPARED BY:

200801040000004400 3/3 \$30.00 Shelby Cnty Judge of Probate, AL 01/04/2008 08:31:07AM FILED/CERT

GREGORY S. COMBS FERNANDEZ & COMBS, L.L.C. Post Office Box 162 Mobile, Alabama 36601 (251) 433-0738

GRANTEE'S ADDRESS:

Robert Holston, JR.

159 Chadwick PR.

1-1elena, al 35080

Shelby County, AL 01/04/2008 State of Alabama

Deed Tax:\$13.00