


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**

KNOW ALL MEN BY THESE PRESENTS that **WACHOVIA BANK, 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 mortgage recorded simultaneously herewith.  
**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 has caused these presents to be executed by its duly authorized officer on this 23 day of October, 2007.

**WACHOVIA BANK, National Association,**

By: Ken Tew  
Ken Tew  
Its: Assistant Vice Pres. Deed

STATE OF FLORIDA)

COUNTY OF DUVAL)

I, the undersigned authority, a Notary Public in and for said State and County, do hereby certify that Ken Tew whose name as Assistant Vice Pres. Deed 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 day of October, 2007.

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

Kristi E. Roxas  
NOTARY PUBLIC  
My Commission Expires: 7/4/2011

THIS INSTRUMENT PREPARED BY:

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 Dr.  
Helena, AL 35080



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Shelby County, AL 01/04/2008  
State of Alabama  
Deed Tax: \$13.00