

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

Send Tax Notice to:
Michael Carey
Marina Carey
132 Windsor Circle
Pelham, Alabama 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-eight thousand and 00/100 Dollars (\$58,000.00) to the undersigned, Wells Fargo Bank, N.A., a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Michael Carey, and Marina Carey, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" Legal Description

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 Grantees herein assume and agree to pay.
3. Joint Driveway Agreement recorded in Inst. No. 1995-00588.
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. 20070706000320730, in the Probate Office of Shelby County, Alabama.

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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 13th day of December, 2007.

Wells Fargo Bank, N.A.

By: [Signature]

Its

LYNN GARDER
Vice President Loan Documentation

STATE OF Ala

COUNTY OF Polk

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lynn Garder, whose name as VP 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 13th day of December, 2007.

Shelby County, AL 02/12/2008
State of Alabama

Deed Tax: \$58.00

[Signature]
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2007-001884

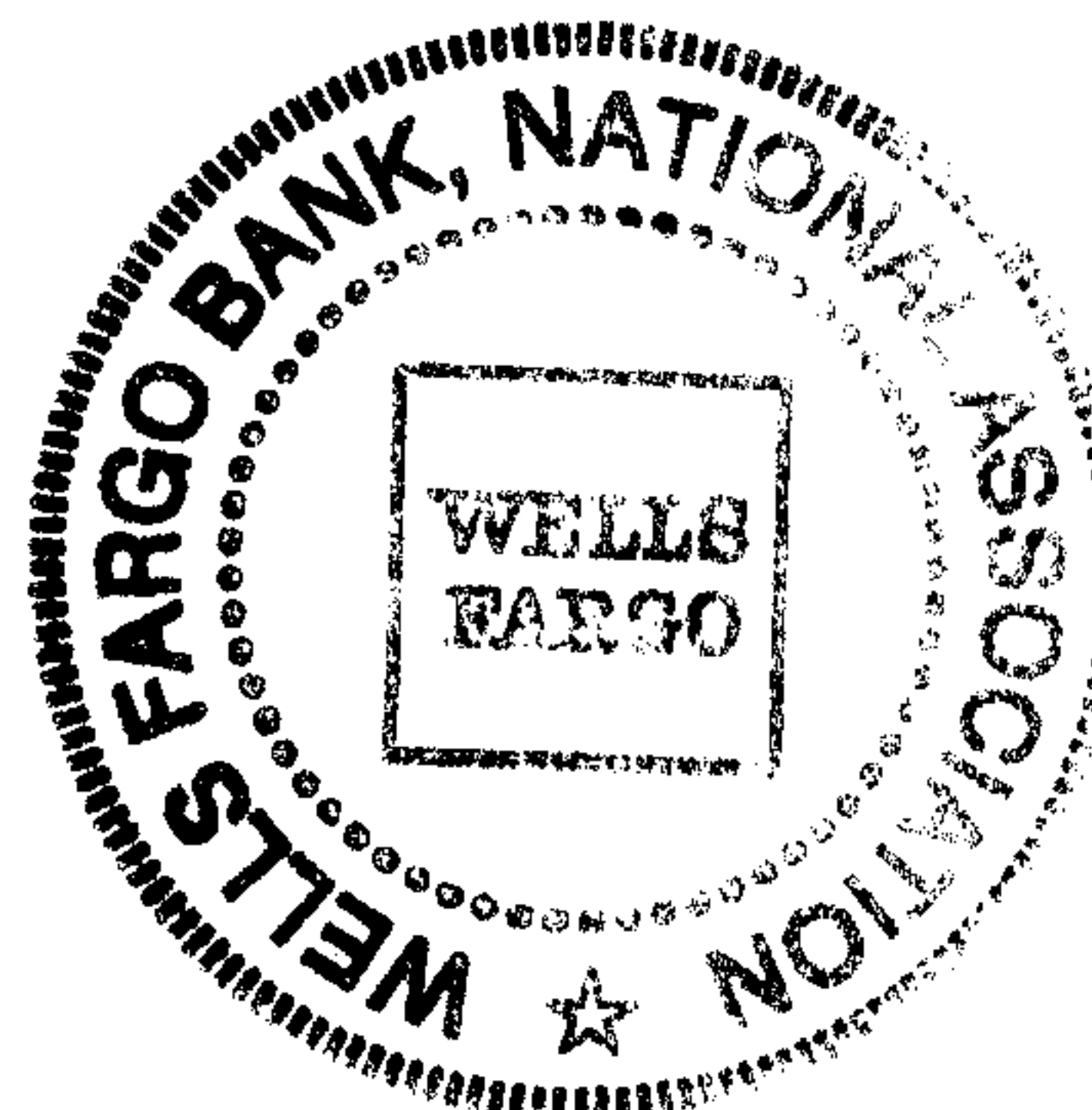
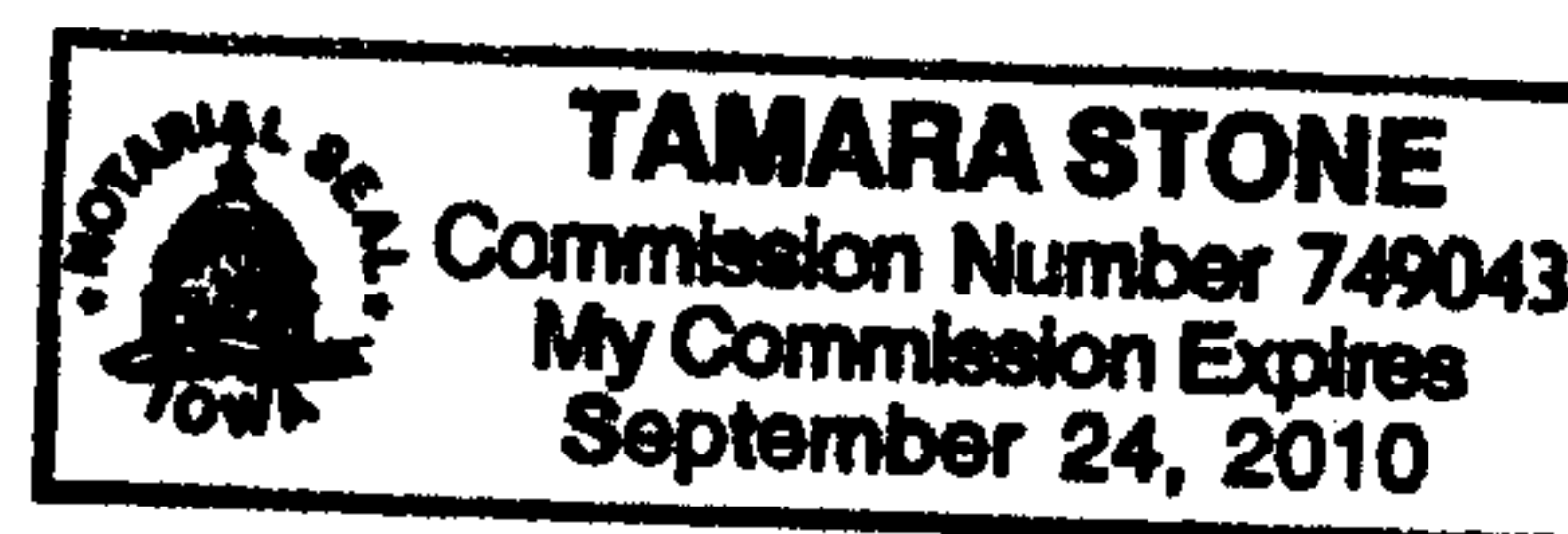


Exhibit "A" Legal Description

Parcel I

A parcel of land being part of Lot 4, Block 6, Squire's Map of Helena as recorded in Map Book 3, Page 121, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of Lot 4, Block 6; thence South 2 degrees 32 minutes 57 seconds East; 17.00 feet along the East side of said Block; thence North 78 degrees 11 minutes 43 seconds West, 79.15 feet; thence North 83 degrees 31 minutes 19 seconds East, 52.59 feet to the Northerly line of Lot 4; thence South 78 degrees 07 minutes 37 seconds East 25.00 feet to the point of beginning.

Parcel II

A parcel of land being part of Lots 5 and 6, Block 6, Squire's Map of Helena as recorded in Map Book 3, Page 121, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of Lot 8, Block 6; thence North 2 degrees 32 minutes 57 seconds West 176.00 feet along the East side of said Block; thence North 78 degrees 11 minutes 43 seconds West 65.00 feet to the point of beginning; thence continue North 78 degrees 11 minutes 43 seconds West, 135.00 feet; thence South 2 degrees 32 minutes 57 seconds East 47.00 feet; thence North 81 degrees 32 minutes 37 seconds East 131.48 feet to the point of beginning.

Parcel III

A parcel of land being a part of Lots 4 & 5, Block 6, Squire's Map of Helena, as recorded in Map Book 3, Page 121, Shelby County, Alabama; more particularly described as follows:

Begin at the Northeast corner of Lot 4, Block 6; thence South 2 degrees 32 minutes 57 seconds East 17.00 feet to the point of beginning; thence North 78 degrees 11 minutes 43 seconds West 200 feet to a point; thence South 2 degrees 32 minutes 57 seconds East 45 feet; thence South 78 degrees 11 minutes 43 seconds East 200 feet; thence North to point of beginning.

Less and except:

A parcel of land being part of Lots 4 & 5, Block 6, Squire's Map of Helena, as recorded in Map Book 3, Page 121, Shelby County, Alabama; more particularly described as follows:

Commence at the Southeast corner of Lot 8, Block 6; thence North 2 degrees 32 minutes 57 seconds West 176.00 feet along the East side of Block 6; thence North 78 degrees 11 minutes 43 seconds West 200.00 feet; thence North 2 degrees 32 minutes 57 seconds West 7.00 feet to the point of beginning; thence North 83 degrees 31 minutes 19 seconds East, 117.35 feet; thence North 78 degrees 11 minutes 43 seconds West, 120.85 feet; thence South 2 degrees 32 minutes 57 seconds East 38.00 feet to the point of beginning.