

20080807000316680 1/2 \$214.00
Shelby Cnty Judge of Probate, AL
08/07/2008 08:47:43AM FILED/CERT

Shelby County, AL 08/07/2008
State of Alabama

Deed Tax: \$200.00

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

Send Tax Notice to:
Eric J. Braun

1019 Parkwood Road
Birmingham, Alabama 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three hundred eighty-five thousand five hundred and 00/100 Dollars (\$385,500.00) to the undersigned, 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 Eric J. Braun, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2840 according to the Survey of Highland Lakes, 28th Sector, an Eddleman Community, as recorded in Map Book 34, Page 30, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 and further amended in Instrument No. 1999-31095, in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, A Residential Subdivision, 28th sector, recorded as Instrument No. 20041109000615190, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration")

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. Restrictions appearing of record in Instrument No. 2004-61519, Instrument No. 2004-63338 and Instrument No. 2004-50618.
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. 20080423000166620, in the Probate Office of Shelby County, Alabama.

\$ 185,500.00 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 _____ day of July, 2008.

Wells Fargo Bank, N. A.

By: Janene Brennan



Its JANENE BRENNAN
Vice President Loan Documentation

STATE OF Iowa

COUNTY OF Polk

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janene Brennan, 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 29 day of July, 2008.

	JESSICA CHAPIN Commission Number 746458	
	My Commission Expires April 17, 2010	

AFIX SEAL

2008-001404