

20080917000368420 1/3 \$25.50
Shelby Cnty Judge of Probate, AL
09/17/2008 11:15:51AM FILED/CERT

Asset No. 30-001 (Lot 213)

Prepared by and Return to:
Susan K. Datesman, Esq.
DLA Piper US LLP
6225 Smith Avenue
Baltimore, Maryland 21209-3600

Shelby County, AL 09/17/2008
State of Alabama

Deed Tax: \$8.50

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **WACHOVIA BANK, NATIONAL ASSOCIATION** ("Grantor"), for the actual monetary consideration of Eight Thousand One Hundred Twenty Five and 00/100 Dollars (\$8,125.00), delivered at and before the sealing and delivery of these presents by **GLOBAL FINANCIAL, LLC** ("Grantee"), the receipt of which is hereby acknowledged, grants, conveys, releases, assigns and quitclaims, but without any warranties of title, either regular or special, to Grantee, and the successors and assigns of Grantee, all of Grantor's right, title and interest in and to all of that certain property located in Shelby County, State of Alabama (the "Property") and more particularly described as:

Lot 213, according to the Final Plat of Forest Ridge Phase 2, as recorded in Map Book 32, Page 62, in the Probate Office of Shelby County, Alabama.

BEING the same property conveyed to Grantor by Mortgage Foreclosure Deed dated January 9, 2008 and recorded as Instrument no. 2008109000012990 among the Land Records for Shelby County, State of Alabama.

The Precise Address of the Grantee is: 1001 1st Avenue North
P.O. Box 1547
Great Falls, MT 59401

TOGETHER with all the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

TO HAVE AND TO HOLD, subject to: (i) all valid and enforceable liens, mortgages, easements, restrictions and conditions affecting the Property, (ii) all matters which would be disclosed by a current and accurate survey or inspection of the Property and (iii) all applicable laws and ordinances pertaining to zoning, subdivision, development or otherwise, all and singular the Property unto Grantee and the successors and assigns of Grantee forever.

The Property is conveyed without warranty, representation or recourse. Grantor makes no warranty or representation with respect to the Property, including without limitation, its value or condition, the existence or non-existence of any environmental contamination, title, description,



acreage, access, leases or tenants, or compliance with any zoning code, building code, Americans with Disabilities Act or any other governmental law or regulation with respect to the use and occupancy of property. The Property is conveyed in its "as is" physical condition.

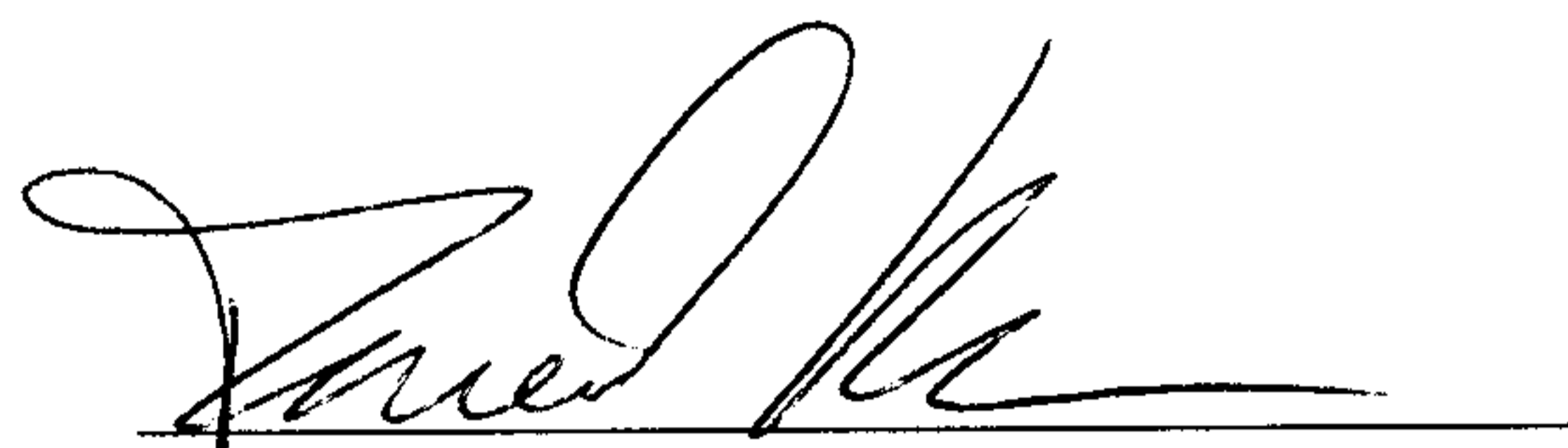
No warranties or representations, express or implied, are made, except as specifically set forth in the Asset Sale Agreement dated August 26, 2008 between Grantor and Grantee, which warranties and representations are incorporated herein by cross reference. The disclaimers set forth in the Asset Sale Agreement also are incorporated herein by cross reference.

SIGNATURES ON NEXT PAGE


IN WITNESS WHEREOF, the undersigned has executed this instrument as of the 2nd day of September, 2008.

Signed, Sealed and Delivered
in the Presence of:

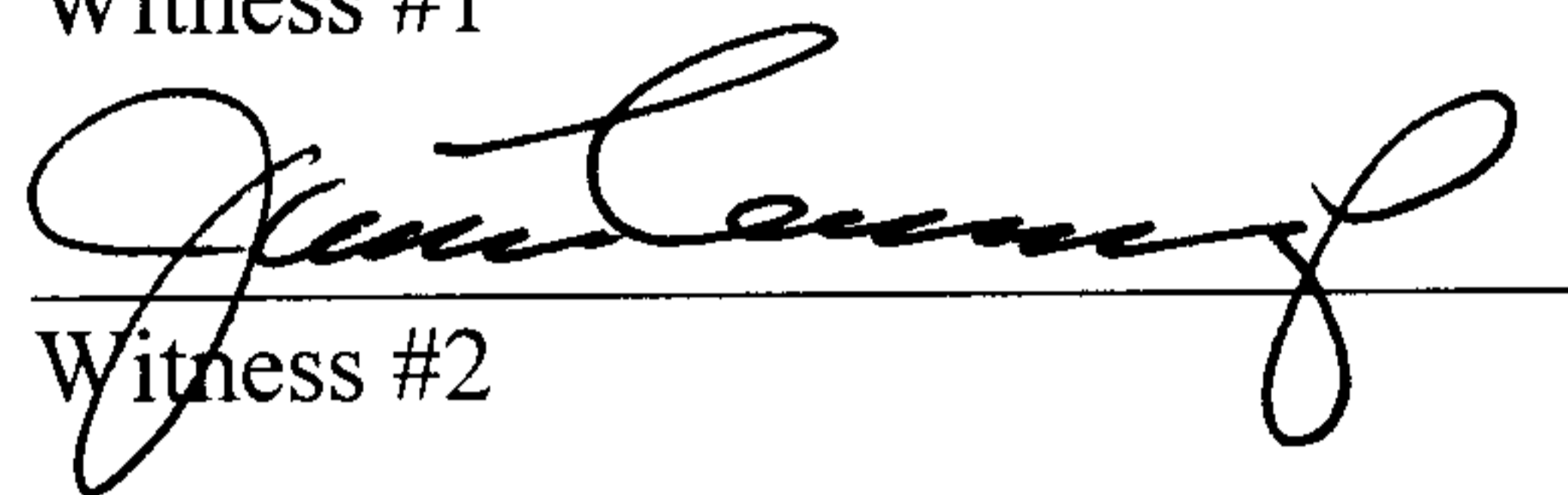
WACHOVIA BANK, NATIONAL
ASSOCIATION, successor by merger to
SouthTrust Bank



Witness #1

By: 

Anthony J. Gerardo, Jr.
Senior Vice President

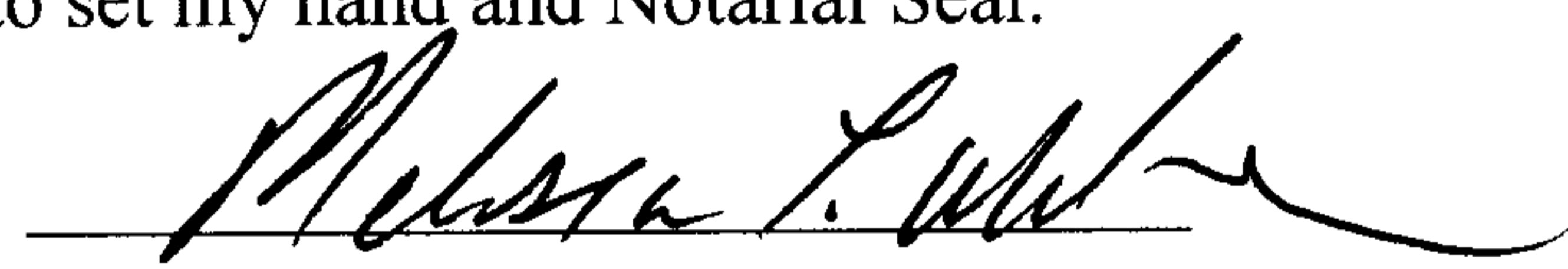


Witness #2

STATE OF MARYLAND)
COUNTY OF Harford) SS:

I HEREBY CERTIFY that on this 2nd day of September 2008 before me, the undersigned officer, personally appeared Anthony J. Gerardo, Jr., who acknowledged himself to be a Senior Vice President of Wachovia Bank, National Association, and that he, in such capacity, being authorized to do so, executed this Quit Claim Deed for the purposes therein contained, by signing the name of Wachovia Bank, National Association, as a Senior Vice President of Wachovia Bank, National Association.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.



My Commission expires: 2-26-2011

