



20090122000020970 1/2 \$144.00
Shelby Cnty Judge of Probate, AL
01/22/2009 03:51:49PM FILED/CERT

Shelby County, AL 01/22/2009
State of Alabama

Deed Tax: \$130.00

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

Send Tax Notice to:
Harrison Properties LLC

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred twenty-nine thousand nine hundred and 00/100 Dollars (\$129,900.00) to the undersigned, Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2003-FFH2 by: Saxon Mortgage Services, Inc, a corporation, by Saxon Mortgage Services, Inc., as Attorney in Fact, (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 Harrison Properties LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Rocky Ridge, Phase 2, as recorded in Map Book 27, Page 16, in the Probate Office of Shelby County, Alabama : Being situated in Shelby County

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, covenants and conditions as set out in instrument recorded in Instrument No. 2000-40214
4. Transmission line permits to Alabama Power Company as shown by instrument recorded in Deed Book 130, Page 173
5. Subject to a 20 foot right of way for ingress and egress granted to Mary Alice Blackmon dated March 29, 1996 as shown by instrument recorded in Instrument No 1996-11116
6. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance
7. Mineral and mining rights excepted
8. 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. 20081201000452690, 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 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 17th day of December, 2008.

Wells Fargo Bank National Association, as Trustee for First
Franklin Mortgage Loan Trust 2003-FFH2 by: Saxon Mortgage
Services, Inc
By Saxon Mortgage Services, Inc., as Attorney in Fact

By: *Shannon Cline*

Its AVP

STATE OF Colorado
COUNTY OF Denver

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shannon Cline, whose name as AVP of Saxon Mortgage Services, Inc., as Attorney in Fact for Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2003-FFH2 by: Saxon Mortgage Services, Inc, 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, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 17th day of December, 2008.

Andi Abbott
NOTARY PUBLIC
My Commission expires: 5/15/2010
AFFIX SEAL

2008-002816