Send tax notice to:
David L. Ferguson
140 Austin Circle
Birmingham, AL 35242

20090212000049150 1/3 $342.00
Shelby Cnty Judge of Probate,AL
02/12/2009 01:15:43PM FILED/CERT

Shelby County, AL 02/12/2009
State of Alabama

Deed Tax:$325.00

FRS File No.: 604256 326595394

SPECIAL WARRANTY DEED

THE STATE OF ALABAMA }
COUNTY OF SHELBY }

That in consideration of ($325,000.00) Three Hundred Twenty Five Thousand & No/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the undersigned GRANTOR, Wachovia Bank, National Association, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt of whereof is acknowledged, the said Grantor does by these presents, grant bargain, sell and convey unto David L. Ferguson

(herein referred to as Grantees),

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

The land referred to in this commitment is described as follows: Lot 2711, according to the Survey of Highland Lakes, 27th Sector an Eddleman Community, as recorded in Map Book 32, Page 20, in the Probate Office of Shelby County, Alabama.

Subject to:

1. All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect:

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

7. 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 dated November 6, 2008, and recorded in the probate office of Shelby County, Alabama.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

TO HAVE AND HOLD unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereunto set its signature and seal, this the _____ day of JAN 30 2009.

Wachovia Bank, National Association
BARCLAYS CAPITAL REAL ESTATE, INC. DBA HOMEQ SERVICING, ATTORNEY IN FACT.
By:

Printed Name: _____

Title: Noriko Colston Assistant Secretary

THE STATE OF _____
COUNTY OF _____ }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as _____, of Wachovia Bank, National Association, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed 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 _____ day of _____, _____.

(Notarial Stamp or Seal)

_____
Notary Public
My commission expires: _____

This document prepared by: Diane Scocos, Title Specialist, 4111 South Darlington, Suite 950, Tulsa, OK 74135

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State of California }
County of Sacramento } ss.

On JAN 30 2009, before me, M. Schuessler, Notary Public, personally appeared Noriko Colston, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary Signature M. Schuessler

M. SCHUESSLER
COMM. # 1788328
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO CO.
EXP. DEC 30, 2011