

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **WACHOVIA BANK, National Association**, the Grantor, for and in consideration of the sum of ONE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$165,000.00) and other good and valuable consideration hereby acknowledged to have been paid to the said Grantor by **PATRICIA ANN CLEMENS**, the Grantee, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, subject to the provisions hereinafter contained, all of that real property in Shelby County, Alabama described as follows:

LOT 21, according to the Amended Final Record Plat of NARROWS PEAK SECTOR, as recorded in Map Book 31, Page 125 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Ad valorem taxes for the year 2009, and following;
2. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises;
3. Any building setback lines and easements as shown on the recorded plat of said subdivision;
4. All prior conveyances or reservations of oil, gas and mineral interests, and all rights in connection therewith;
5. Municipal zoning regulations, municipal assessments or other municipal liens not of record and properly indexed in the Office of the Judge of Probate of Shelby County, Alabama;
6. Any easements, agreements, licenses, restrictive covenants, right of ways, and exceptions contained in the records of the Office of the Judge of Probate where the above-described property is situated; and
7. All outstanding rights of redemption under and in accordance with the laws of the State of Alabama or the United States of America, in favor of all persons entitled to redeem the above described property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated February 27, 2008, and recorded on March 6, 2008 in Instrument #2008030600093420, in the Probate Office of Shelby County, Alabama.

together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto said Grantee, her and assigns, in fee simple, FOREVER.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed by its duly authorized officer on this 26th day of February, 2009.

WACHOVIA BANK, National Association

By: *Donna Whitney*
Donna Whitney
Its: Asst. Vice President

STATE OF FLORIDA)

COUNTY OF DUVAL)

I, the undersigned authority, a Notary Public in and for said State and County, do hereby certify that Donna Whitney whose name as Asst. Vice President of Wachovia Bank, National Association, is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument she/he, as such officer and with full authority, executed the same voluntarily for and as the act of the Corporation.

GIVEN UNDER MY HAND AND SEAL this the 26th day of February, 2009.

CARRAY YOUNG
Notary Public, State of Florida
My Comm. exp. Feb. 4, 2013
Comm. No. DD 858336

Caray Young
NOTARY PUBLIC
My Commission Expires: 2/4/13

THIS INSTRUMENT PREPARED BY:

GREGORY S. COMBS
FERNANDEZ & COMBS, L.L.C.
Post Office Box 162
Mobile, Alabama 36601
(251) 433-0738

Shelby County, AL 03/24/2009
State of Alabama

Deed Tax: \$165.00

GRANTEE'S ADDRESS:

