

SP \$139,900.00
1st P 1/2 \$137,300.00
2nd P 1/2 \$4197.00
CC Ø

855483

20090722000281930 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/22/2009 10:59:20 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **WELLS FARGO FINANCIAL ALABAMA, INC.** by and through its Attorney-in-Fact **WELLS FARGO BANK, NA**, a corporation, hereinafter called the Grantor, for and in consideration of the sum of **TEN AND NO/100THS (\$10.00) DOLLARS** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to the said Grantor by **BRADLEY RUSSELL PLAXCO** and **MEREDITH LYNN SULLIVAN**, hereinafter referred to as the Grantees, do hereby **GRANT, BARGAIN, SELL, and CONVEY** unto the said Grantees, with **JOINT TENANCY**, their heirs and assigns, all of that certain parcel of real property situated in the State of Alabama, County of Shelby, and more particularly described as follows, viz:

Lot 51, according to the amended map of Amberly Woods, 6th Sector, as recorded in Map Book 22, Page 48, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

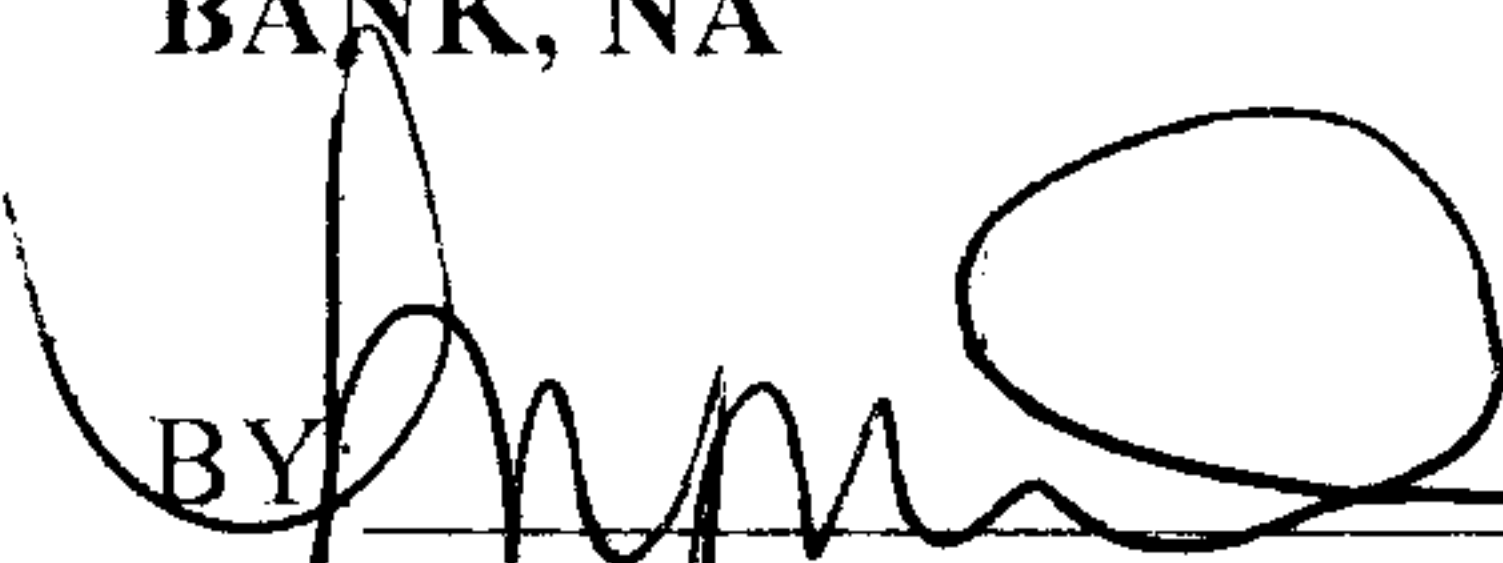
- 8. All outstanding rights of redemption in favor of all persons or entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated the 7th day of April, 2009 and recorded in the Probate Office of Shelby County, Alabama in Instrument #20090417000142000, under and in accordance with the laws of the State of Alabama or the United States of America.
- 2. Any and all reservations of oil, gas and minerals in, over or under the subject property, together with any and all rights to mine or remove the same, and any and all rights in connection therewith of title by instrument(s) recorded in Probate Court records.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same unto the said Grantees, as **JOINT TENANTS**, their heirs and assigns, in fee simple, forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on this, the 17 day of July, 2009

**WELLS FARGO FINANCIAL
ALABAMA, INC. by and through
its Attorney-in-Fact WELLS FARGO
BANK, NA**

BY  (SEAL)
As its: _____

LYNN CARDER
Vice President Loan Documentation

STATE OF Iowa
COUNTY OF Polk

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Lynn Carder as V. P. of **WELLS FARGO FINANCIAL ALABAMA, INC. by and through its Attorney-in-Fact WELLS FARGO BANK, NA**, a corporation, whose names as Grantor is signed to the foregoing conveyance, and who is known to me, who after by me being first duly sworn on oath did depose and say that being informed of the contents of said conveyance, (s)he executed the same voluntarily and with full power and authority to act on behalf of said , a corporation, on the day the same bears date.

Given under my hand and notarial seal on this, the 17 day of July, 2009.

Matthew Hagen
NOTARY PUBLIC
My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY:

GARY P. ALIDOR, Attorney at Law
4357 Midmost Drive
Post Office Box 16564
Mobile, AL 36616-0564
(251) 633-2000



Grantees' address: 5118 Craurie Chase Pkwy
Birmingham, AL 35244