

**Send tax notice to:**

Maximino Garcia  
929 3rd Ave. S.W.  
Alabaster, AL 35007



20090911000349080 1/4 \$60.00  
Shelby Cnty Judge of Probate, AL  
09/11/2009 02:01:05 PM FILED/CERT

FRS File No.: 599713 326592656

**SPECIAL WARRANTY DEED**

THE STATE OF ALABAMA  
COUNTY OF JEFFERSON

}

That in consideration of (\$40,000.00) Forty Thousand and 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 **Maximino Garcia,**

(herein referred to as Grantees),

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

See Attached Exhibit "A"

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 assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the



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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 September 28, 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 18 day of August, 2009.

Wachovia Bank, National Association  
By Barclays Capital Real Estate Inc., A Delaware Corporation, d/b/a HomEq Servicing attorney-in-fact

By:

Printed Name: Tonya Blechinger  
Assistant Secretary

Title:

THE STATE OF \_\_\_\_\_ } See attached California General Purpose  
COUNTY OF \_\_\_\_\_ } Notary Acknowledgement.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_, whose name as \_\_\_\_\_, of Barclays Capital Real Estate Inc., A Delaware Corporation, d/b/a HomEq Servicing attorney-in-fact for 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 national banking association.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(Notarial Stamp or Seal)

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_



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State of California }  
County of Sacramento } ss.

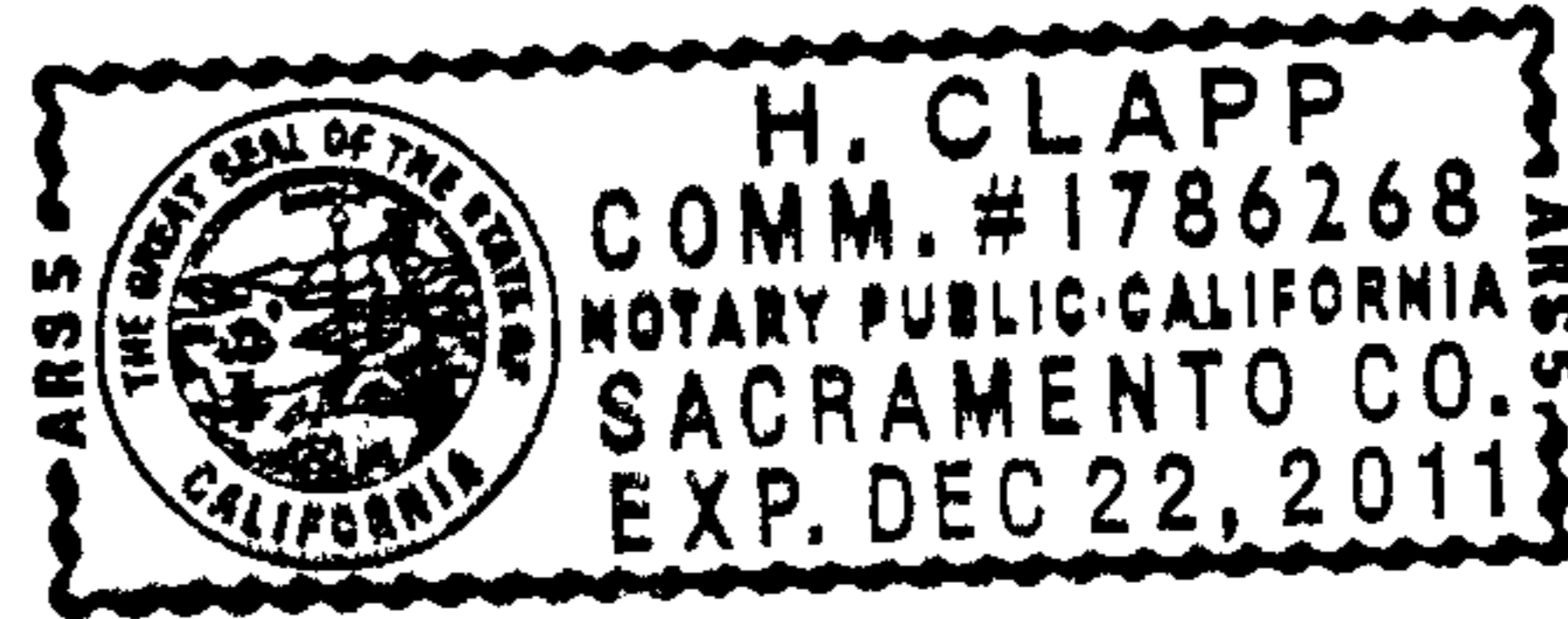
**H. Clapp**

On **AUG 18 2009**, before me, \_\_\_\_\_, Notary Public, personally appeared **Tonya Blechinger**, 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 *H. Clapp*



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



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**LEGAL DESCRIPTION  
EXHIBIT A**

**A parcel of land located in the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:**

**Commence at the Southeast corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence run North 610.0 feet (629.2 feet deed); thence run West for 100 feet to the Point of Beginning; thence continue along the last described course of 100.16 feet (100 feet deed); thence run South 187.11 feet (190 feet deed); thence run East 97.97 feet (100 feet deed); thence run North 189.43 feet (190 feet deed) to the Point of Beginning; situated in Shelby County, Alabama.**