



20090923000362050 1/3 \$300.50
Shelby Cnty Judge of Probate, AL
09/23/2009 08:35:17 AM FILED/CERT

Shelby County, AL 09/23/2009

State of Alabama

Deed Tax : \$283.50

1762
283.50 + 1
1100 42
3000 16
1000 16

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 TWO HUNDRED EIGHTY-THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$283,500.00) and other good and valuable consideration hereby acknowledged to have been paid to the said Grantor by **WENDY WEBER**, 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 265, according to the Survey of Ninth Addition, RIVERCHASE COUNTRY CLUB, as recorded in Map Book 8, Page 46 A & B, in the Probate Office of 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. Restrictions upon the use of the premises not appearing in the chain of title to the land;
5. Restrictions as shown on Map Book 8, Page 46 in the Office of the Judge of Probate of Shelby County, Alabama;
6. Fifty (50) foot building set back line from River Way Drive as shown on the recorded map;
7. Title to all oil, gas, petroleum and sulfur, together with all rights incident thereto, as reserved in deed from Wesley W. West, et al. to George W. Young, as recorded in Deed Book 127, page 140;
8. Permit to Alabama Power Company recorded in Deed Book 333, page 512;
9. Easements as to underground cables recorded in Misc. Book 41, page 802;
10. Agreement with Alabama Power Company recorded in Misc. Book 41, Page 807 and Misc. Book 41, Page 803;
11. Declaration of Protective Covenants, Agreements, Easements,

Charges and Liens for Riverchase (Residential) recorded in Misc. Book 14, page 526 and Amended in Misc. Book 17, Page 550;

12. Restrictions as to single family residence as shown by Item 6 of deed recorded in Deed Book 343, Page 704;
13. Restrictions as to minimum square footage as shown by Item 7 of deed recorded in Deed Book 343, page 704;
14. Any other easements, restrictive covenants, reservations, 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
15. 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 April 7, 2009 and recorded on April 28, 2009 in Instrument #20090728000155560, in the Probate Office of Shelby County, Alabama under and in accordance with the laws of the State of Alabama and the United States of America.

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 heirs and assigns, in fee simple, FOREVER.

(\$269,325.00) of the above was paid for by a mortgage recorded simultaneously herewith.

IN WITNESS WHEREOF, the undersigned has caused these presents to be

executed by its duly authorized officer on this 25 day of August, 2009.

WACHOVIA BANK, National Association

By: Donna Whitney

Its: Assistant 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 Assist 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 25 day of August, 2009.

Carray Young
NOTARY PUBLIC

My Commission Expires: 2/4/13

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



20090923000362050 3/3 \$300.50
Shelby Cnty Judge of Probate, AL
09/23/2009 08:35:17 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

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

GRANTEE'S ADDRESS:

WENDY WEBER
1949 RIVER WAY DR.
BIRMINGHAM, AL
35244