


STATE OF ALABAMA  
COUNTY OF SHELBY

  
20100119000016430 1/2 \$84.00  
Shelby Cnty Judge of Probate, AL  
01/19/2010 01:31:19 PM FILED/CERT

Shelby County, AL 01/19/2010

State of Alabama

Deed Tax : \$70.00

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that **WACHOVIA BANK, NATIONAL ASSOCIATION**, a National Association, 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 **JOHNNY WIERENGO** and **SHERRI DUNCAN WIERENGO**, 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 1922, according to the Map of Highland Lakes, 19<sup>th</sup> Sector, an Eddleman Community, as recorded in Map Book 30, Page 121, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:**

1. Building setback line(s), easement(s) and other matters as set forth on recorded plat of subdivision.
2. Declaration of Easements and Master Protective Covenants recorded in Instrument #1994-07111 and in Instrument #200310030000000004930.
3. Reservation(s) of oil, gas and minerals contained in instrument(s) recorded in Deed Book 28, Page 237.
4. Easement(s) granted Alabama Power Company by instrument(s) recorded in Deed Book 109, Page 70; Deed Book 111, Page 408; Deed Book 133, Page 210; Deed Book 133, Page 212; Deed Book 134, Page 408; Deed Book 276, Page 670 and in Real Volume 31, Page 355.
5. Easement agreement by and between Highland Lake Properties, Ltd. and Highland Lake Development, Ltd., recorded in Instrument #1993-15704.
6. Easement for ingress and egress by and between Highland Lakes Development, Ltd. and Highland Lakes Properties, Ltd. recorded in Instrument #1993-15704.
7. Terms, conditions, obligations and requirements set forth in the Articles of Incorporation of Highland Lakes Residential Association, Inc. recorded in Instrument #9402-3947, and all rules and regulations currently existing or which may be imposed from time to time by said Association.
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 8th day of October, 2009 and recorded in the Probate Office of Shelby County, Alabama in Instrument #20091119000431750, under and in accordance with the laws of the State of Alabama or the United States of America.
9. 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



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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 5<sup>th</sup> day of January, 2010.

**WACHOVIA BANK, NATIONAL ASSOCIATION**

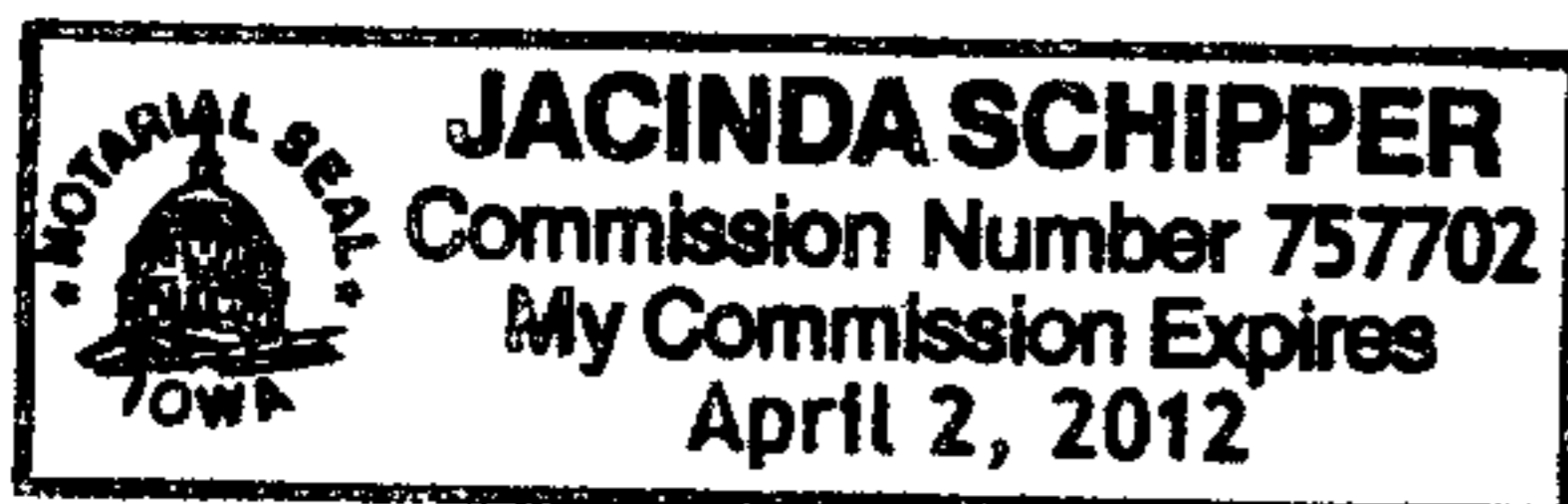
BY: Janene Brennan (SEAL)  
As its: \_\_\_\_\_

**JANENE BRENNAN**  
Vice President Loan Documentation

STATE OF IOWA  
COUNTY OF POIK

I, Jacinda Schipper, a Notary Public in and for said county, in said state, hereby certify that Janene Brennan, whose name as VP of **WACHOVIA BANK, NATIONAL ASSOCIATION**, a National Association, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed on the contents of said conveyance, (s)he, as such officer, and with full authority, executed the same voluntarily for and as the act of said Corporation, on the day the same bears date.

Given under my hand, this the 5 day of January, 2010.



Jacinda Schipper  
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:

116 Spring Rd.  
Birmingham AL 35242