

20100104000000730 1/2 \$162.00  
Shelby Cnty Judge of Probate, AL  
01/04/2010 12:51:21 PM FILED/CERT

**\*\*This instrument is being re-recorded to reflect the proper county.\*\***

20100202000032140 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
02/02/2010 12:06:58 PM FILED/CERT

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Joe Wesley Wildmon  
Suzanne Cummings Wildmon  
1067 Legacy Drive  
Birmingham, AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of Seven hundred forty thousand and 00/100 Dollars (\$740,000.00) to the undersigned, US Bank National Association, as Trustee for Wachovia Mortgage Loan Trust 2006-ALT1, a corporation, by Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Joe Wesley Wildmon, and Suzanne Cummings Wildmon, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 121, according to the Survey of Greystone Legacy, 1st Sector, as recorded in Map Book 26, Page 79 A, B, and C in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easement/right-of-way to Birmingham Water Works Board as recorded in Instrument No.9908-6040.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 133 Page 551; Book 246, Page 848 and Book 142, Page 188.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
6. Restrictions and covenants appearing of record in Inst. No. 1999-50982, Inst. No. 1999-50995, Inst. No. 1999-12252, Inst. No. 2000-12771 and Inst. No. 2006-5078.
7. Right-of-way as set forth in Inst. No. 2000-12771 and Inst. No. 2006-5078.
8. 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 recorded in Instrument No. 2008092000381260, in the Probate Office of Jefferson County, Alabama.
- 9.

\$417,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

\$175,000.00 of the above consideration was paid from proceeds of second mortgage loan  
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor closed  
conveys its interest in the aforesaid property to the grantee. simultaneously  
herewith.

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 3 day of December, 2009.

US Bank National Association, as Trustee for Wachovia Mortgage  
Loan Trust 2006-ALT1  
By Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home  
Mortgage, Inc., as Attorney in Fact

By: \_\_\_\_\_

**NICOLE ROBINSON**  
Vice President Loan Documentation

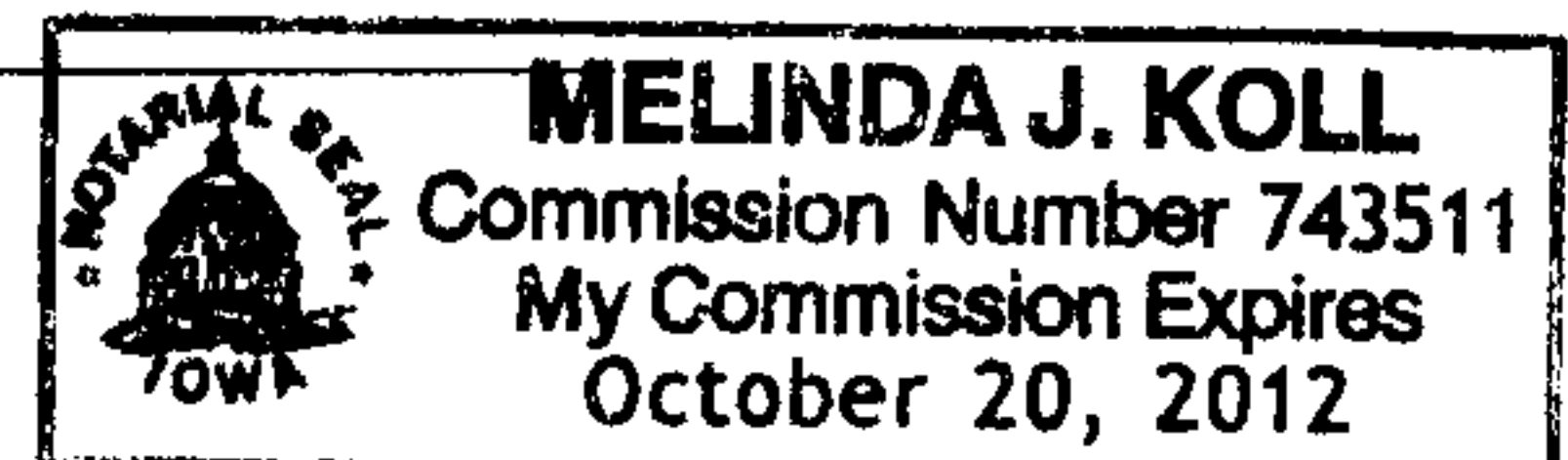
STATE OF Ill

COUNTY OF Polk

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Nicole Robinson, whose name as VP of Wells Fargo Bank, N.A.  
successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact for US Bank National Association, as  
Trustee for Wachovia Mortgage Loan Trust 2006-ALT1, a corporation, is signed to the foregoing conveyance, and  
who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance,  
he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation,  
acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 3 day of December, 2009.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL



2008-003828

Shelby County, AL 01/04/2010  
State of Alabama  
Deed Tax : \$148.00