

SP 158,000  
m3 126,400  
# 31,600.00

20100210000041080 1/2 \$46.00  
Shelby Cnty Judge of Probate, AL  
02/10/2010 12:32:55 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that WELLS FARGO BANK, N.A., 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 MARY-CLAIRE FROSINA, hereinafter referred to as the Grantee, does hereby GRANT, BARGAIN, SELL, and CONVEY unto the said Grantee, her 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 299, according to the Survey of Forest Lakes, Sector 4, as recorded in Map Book 33, Pages 25 A, B and C in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:**

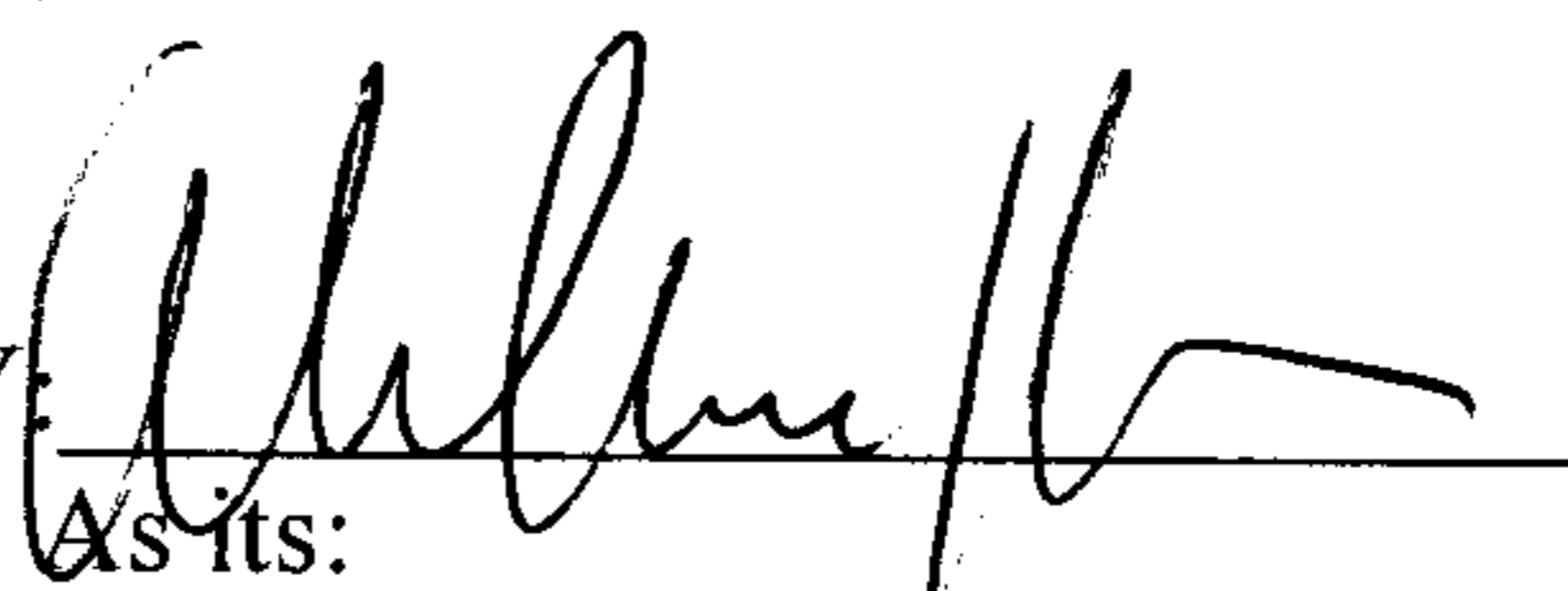
1. Building setback line(s), easement(s) and other matters as set forth on recorded plat of subdivision.
2. Restrictive covenants contained in instrument(s) recorded in Instrument #2004090300049430 and amended in Instrument #20090116000014960.
3. Easement(s) granted Alabama Power Company by instrument(s) recorded in Book 126, Page 191, Book 126, Page 323 and Book 236, Page 829.
4. Reservation(s) of oil, gas and minerals contained in instrument(s) recorded in Book 53, Page 262 and Deed Book 331, Page 262.
5. Terms, conditions, obligations and requirements set forth in the Articles of Incorporation of Forest Lakes Homeowner Association, Inc. recorded in Instrument #20061020000520120, and all rules and regulations currently existing or which may be imposed from time to time by said Association.

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 Grantee, her heirs and assigns, in fee simple, forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on this, the 18<sup>th</sup> day of January, 2010.

WELLS FARGO BANK, N.A.

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

MELANIE HOPKE  
Vice President Loan Documentation

Shelby County, AL 02/10/2010  
State of Alabama  
Deed Tax : \$32.00

20100210000041080 2/2 \$46.00  
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STATE OF Alabama  
COUNTY OF Blount

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared William Haskle as V.P. of **WELLS FARGO BANK, N.A.**, a national association, 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 corporation, on the day the same bears date.

Given under my hand and notarial seal on this, the 18 day of January, 2010.



Megan Dunleavy  
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

Grantee's address:

5986 Forest Lakes Cove  
Sterrett AL 35147