

Deed Tax : \$37.50

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

Send Tax Notice to:  
Keith Hall Properties, Inc.

P.O. Box 1097  
Leeds AL 35094

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-seven thousand one hundred and 00/100 Dollars (\$37,100.00) to the undersigned, US Bank, National Association, as Trustee, successor-in-interest to Wachovia Bank, N.A. Pooling and Servicing Agreement dated as of November 1, 2004 Asset-Backed Pass-Through Certificates Series 2004-WWF1, 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Keith Hall Properties, Inc., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot No. 2, Block 1, Armstrong Estates, First Sector, as shown on Plat recorded in Map Book 5, Page 19, in the Probate Office of Shelby County, Alabama, less and except all minerals and mining rights as set out in Deed Book 363, Page 439, in said office.

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 Grantee herein assume and agree to pay.
3. Restrictions, covenants and conditions recorded in Deed Book 244, Page 215, and amended in Deed Book 262, Page 50 and Deed Book 262, Page 84.
4. Rights of way to Alabama Power Company in Deed Book 52, Page 285; Deed Book 136, Page 583; Deed Book 118, Page 302; Deed Book 241, Page 345 and Deed Book 206, Page 175.
5. Mineral and mining rights recorded in Deed Book 103, Page 100 and Book 863, Page 439.
6. 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. 2009112000422990, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



20100212000043370 1/2 \$51.50  
Shelby Cnty Judge of Probate, AL  
02/12/2010 10:31:01 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 2 day of February, 2010.

US Bank, National Association, as Trustee, successor-in-interest to Wachovia Bank, N.A. Pooling and Servicing Agreement dated as of November 1, 2004 Asset-Backed Pass-Through Certificates Series 2004-WWF1

By Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact

By: *Christina M. Dorsa* Christina M. Dorsa  
Its \_\_\_\_\_ VP Loan Documentation

STATE OF California

COUNTY OF San Bernardino

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christina M. Dorsa, whose name as VPLD 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, successor-in-interest to Wachovia Bank, N.A. Pooling and Servicing Agreement dated as of November 1, 2004 Asset-Backed Pass-Through Certificates Series 2004-WWF1, 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 2 day of February, 2010.



*Branden Farmer*  
NOTARY PUBLIC Branden Farmer  
My Commission expires June 27, 2013  
AFFIX SEAL

2009-003795

20100212000043370 2/2 \$51.50  
Shelby Cnty Judge of Probate, AL  
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