

2145-946416
\$ 116,900⁰⁰
Mtg 114,782⁰⁰
Cons. 2,118⁰⁰



20100401000097280 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
04/01/2010 12:24:49 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **WELLS FARGO FINANCIAL ALABAMA, INC.**, a corporation, 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 **CHRISTOPHER D. GALEY**, hereinafter referred to as the Grantee, does hereby **GRANT, BARGAIN, SELL, and CONVEY** unto the said Grantee, his 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 217, according to the Resurvey of Final Plat, Stage Coach Trace, Sector 2, as recorded in Map Book 28, Page 105, 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. Restrictive covenants contained in instrument(s) recorded in Instrument #1999-4656 and Instrument #20021213000625150.
3. Terms, conditions, obligations and requirements set forth in the Articles of Incorporation of Stagecoach Trace Residential Association, Inc. recorded in Instrument No. #1999-6824, and all rules and regulations currently existing or which may be imposed from time to time by said Association.
4. By-Laws of Stagecoach Trace Residential Association, Inc. as recorded in Instrument #2001-43416.
5. 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 2nd day of February, 2010 and recorded in the Probate Office of Shelby County, Alabama in Instrument #20100212000043330, under and in accordance with the laws of the State of Alabama or the United States of America.
6. 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 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 Grantee, his heirs and assigns, in fee simple, forever.

Shelby County, AL 04/01/2010

State of Alabama

Deed Tax : \$2.50



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IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on this, the 8 day of March, 2010.

WELLS FARGO FINANCIAL
ALABAMA, INC.

BY: Andrea L. Hall (SEAL)
As Vice President

STATE OF Iowa
COUNTY OF Polk

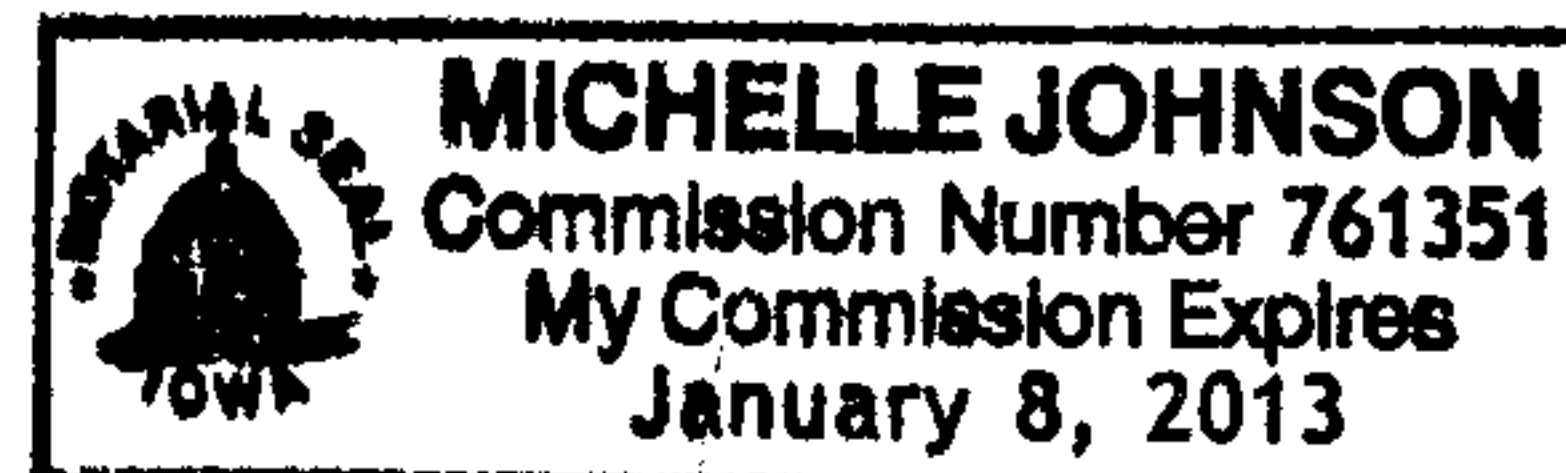
I, Michelle Johnson, a Notary in and for said county, in said state, hereby certify that Andrea L. Hall, whose name as Vice President of **WELLS FARGO FINANCIAL ALABAMA, INC.**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed on the 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.

Given under my hand, this the 8 day of March, 2010.

Michelle Johnson
NOTARY PUBLIC
My Commission Expires: 1/8/13

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: