

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

Send Tax Notice to:
Janeth Gant Walton

121 Tintern Abbey
Alabaster, Al
35607

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred thirty-nine thousand and 00/100 Dollars (\$239,000.00) to the undersigned, Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for First Franklin Mortgage Loan Trust 2002-FF4, a corporation, by Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, 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 Janeth Gant Walton, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Weatherly Windsor, Sector 9, as recorded in Map Book 17, Page 125, in the Probate Office 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 Grantee herein assume and agree to pay.
3. Rear of subject property located in 100 year flood zone.
4. Permits granted to Alabama Power Company as recorded in Deed Book 230, Page 117 and Deed Book 242, Page 911.
5. Terms and conditions of agreement as recorded in Inst. No. 1993-36369. Restrictive covenants as recorded in Inst. No. 1993-37547.
6. Easement granted to Alabama Power Company as to underground cables as recorded in Inst. No. 1994-1187.
7. Restrictions as shown on recorded plat.
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. 20090826000329030, 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.

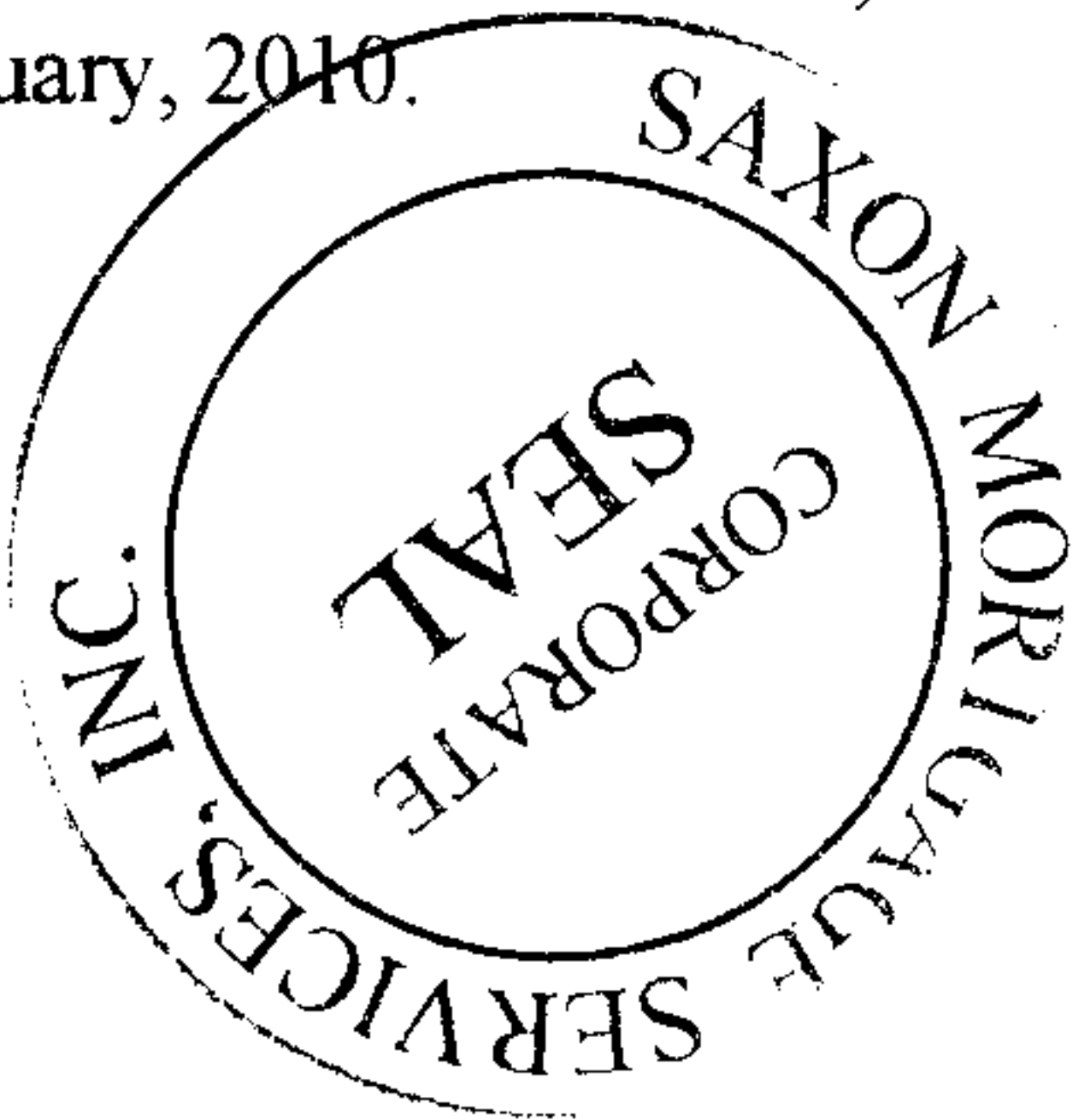
TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.





20100414000114560 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
04/14/2010 02:46:04 PM FILED/CERT

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



Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for First Franklin Mortgage Loan Trust 2002-FF4
By Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc., as Attorney in Fact

By: 

Its _____ Jodelle Herrera
Asst Vice-Pres

STATE OF Florida
COUNTY OF Broward

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jodelle Herrera, whose name as AVP of Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc., as Attorney in Fact for Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for First Franklin Mortgage Loan Trust 2002-FF4, 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 February, 2010.



NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-002613

NOTARY PUBLIC-STATE OF FLORIDA
Rose Dorsett-Bolles
Commission # DD663856
Expires: APR. 22, 2011
BONDED THRU ATLANTIC BONDING CO., INC.