

20100505000138390 1/2 \$50.50
Shelby Cnty Judge of Probate, AL
05/05/2010 09:39:59 AM FILED/CERT

Shelby County, AL 05/05/2010

State of Alabama

Deed Tax : \$36.50

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

Send Tax Notice to:
Jacob Thelen
Sarah Thelen
214 Timber Ridge Circle
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighty-two thousand and 00/100 Dollars (\$182,000.00) to the undersigned, US Bank National Association, as Trustee for CMLTI 2007-WFHE2, 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 Jacob Thelen, and Sarah Thelen, (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 16 according to the Final Plat of Forest Ridge as recorded in Map Book 31, Page 2, 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 Grantees herein assume and agree to pay.
3. Restrictions appearing of record in Inst. No. 2003-6461; Inst. No. 2004-6191 and Inst. No. 2003-80760.
4. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2004-6192.
5. Restrictions as shown on recorded plat.
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. 20091112000422970, in the Probate Office of Shelby County, Alabama.

\$ 145,600.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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.



2010116

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 29th day of March, 2010.

US Bank National Association, as Trustee for CMLTI 2007-WFHE2
By Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as ~~Attorney in Fact~~

By: _____
Its _____ **NICOLE ROBINSON**
Vice President Loan Documentation

STATE OF Iowa
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 U.P. 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 CMLTI 2007-WFHE2, 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 29th day of March, 2010.

Ray Allan
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-003842

