

SP 101,000
Mtg 99,657
\$ 1,343⁰⁰



20100521000161100 1/2 \$15.50
Shelby Cnty Judge of Probate, AL
05/21/2010 11:30:21 AM 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 AMY ELIZABETH JOHNSON, 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 15, according to the survey of Park Place, First Addition, Phase I, as recorded in Map Book 15, Page 110, in the Probate Office of Shelby County, Alabama; being situation in Shelby County, Alabama.

SUBJECT TO:

1. Building setback line(s), easement(s) and other matters as set forth on recorded plat of subdivision.
2. 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 18th day of November, 2009 and recorded in the Probate Office of Shelby County, Alabama in Instrument #20091119000429120, under and in accordance with the laws of the State of Alabama or the United States of America.
3. 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, her heirs and assigns, in fee simple, forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on this, the 19 day of April, 2010.

**WELLS FARGO FINANCIAL
ALABAMA, INC.**

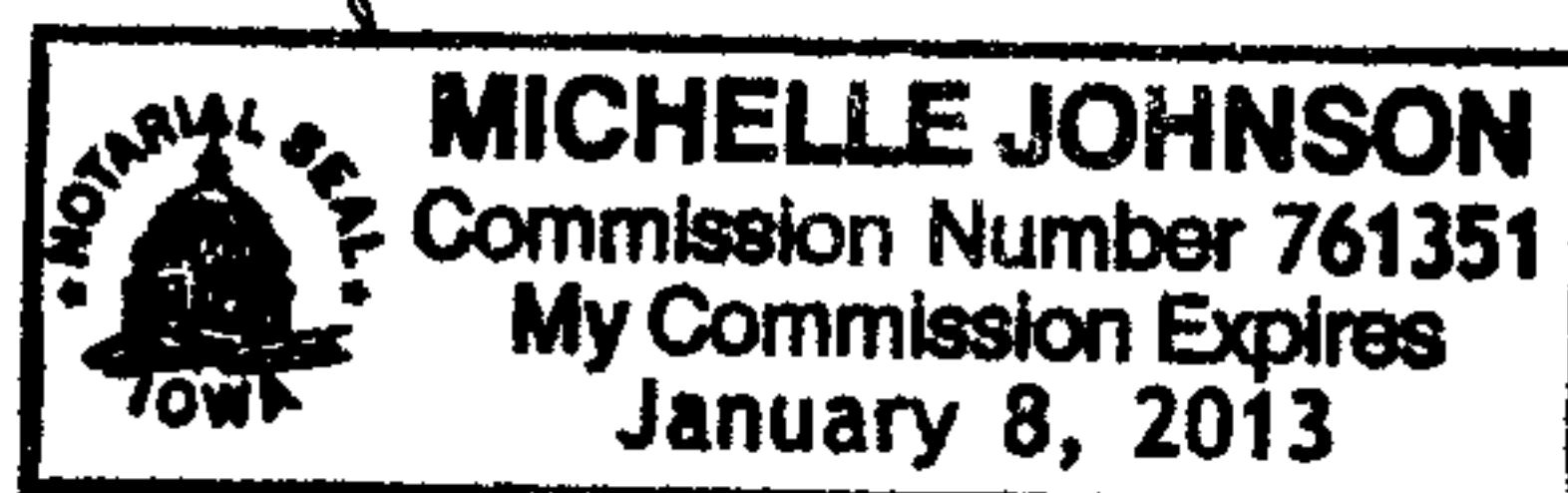
BY: [Signature] (SEAL)
As its: **Vice President**

Shelby County, AL 05/21/2010
State of Alabama
Deed Tax : \$1.50

STATE OF Iowa
COUNTY OF Polk

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Kelle Capristo as Vice President of **WELLS FARGO FINANCIAL ALABAMA, INC.**, a corporation, 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 19 day of April, 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:

*204 Park Place Way
Alabaster AL 35007*


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