

STATE OF ALABAMA
COUNTY OF SHELBY

912678
20100713000221510 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
07/13/2010 12:28:35 PM FILED/CERT

Shelby County, AL 07/13/2010
State of Alabama
Deed Tax : \$2.00

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **WELLS FARGO BANK, NA**, a National Association, 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 **JASON ALAN KELLY** and **RONDA WRIGHT KELLY**, hereinafter referred to as the Grantees, do hereby **GRANT, BARGAIN, SELL, and CONVEY** unto the said Grantees, with **JOINT TENANCY**, their 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 226, according to the survey of final plat, Stagecoach Trace, Sector 2, as recorded in Map Book 28, Page 67, 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 #1999-04656 and amended in Instrument #2001-43415.
3. Terms, conditions, obligations and requirements set forth in the Articles of Incorporation of Stagecoach Trace Residential Association, Inc. recorded in Instrument #1999-06824, and all rules and regulations currently existing or which may be imposed from time to time by said Association.
4. 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 3rd day of September, 2009 and recorded in the Probate Office of Shelby County, Alabama in Instrument #20090911000348840, under and in accordance with the laws of the State of Alabama or the United States of America.
5. 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 Grantees, as **JOINT TENANTS**, their heirs and assigns, in fee simple, forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on this, the 26 day of May, 2010.

WELLS FARGO BANK, NA

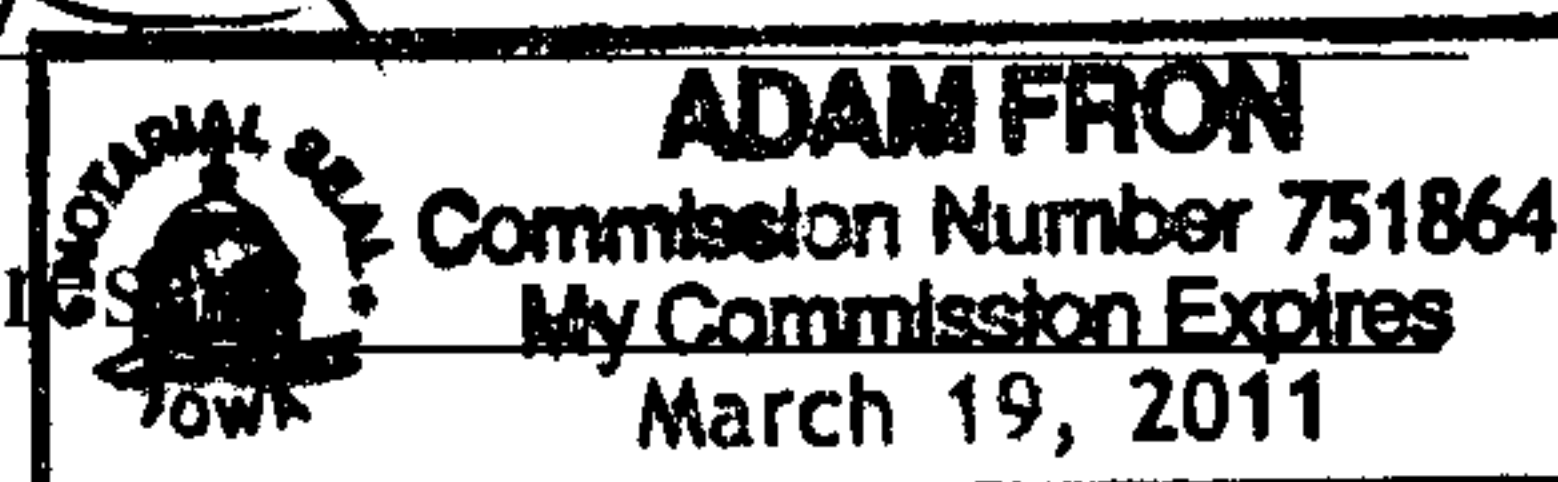
BY: NICOLE ROBINSON (SEAL)
As its: Vice President Loan Documentation

STATE OF IA
COUNTY OF POLK

I, ADAM FRON, a NOTARY in and for said county, in said state, hereby certify that NICOLE ROBINSON, whose name as VP of **WELLS FARGO BANK, N.A.**, a National Association, 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 National Association.

Given under my hand, this the 26 day of May, 2010.

NOTARY PUBLIC
My Commission Expires



THIS INSTRUMENT WAS PREPARED BY:

GARY P. ALIDOR, Attorney at Law
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Grantees' address:

165 Silverstone Lane
Alabaster AL 35007

