

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

Send Tax Notice to:
Christopher Wayne McNaught
140 Hidden Creek Circle #21A
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty thousand and 00/100 Dollars (\$80,000.00) to the undersigned, Wells Fargo Bank N.A. successor by merger to Wachovia Bank, National Association, a corporation, (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 Christopher Wayne McNaught, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21-A, according to the Survey of Re-survey of Lots 1 through 23, Hidden Creek, as recorded in Map Book 24, Page 7, 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. Easements, building lines and restrictions as shown on recorded map.
4. Restrictions appearing of record in Instrument No. 1998-3074; Instrument No. 1999-1568 and Instrument No. 2000-41083.
5. 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. 20100225000056610, in the Probate Office of Shelby County, Alabama.

\$ 64,000.00 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 Grantee, his/her heirs and assigns, forever.

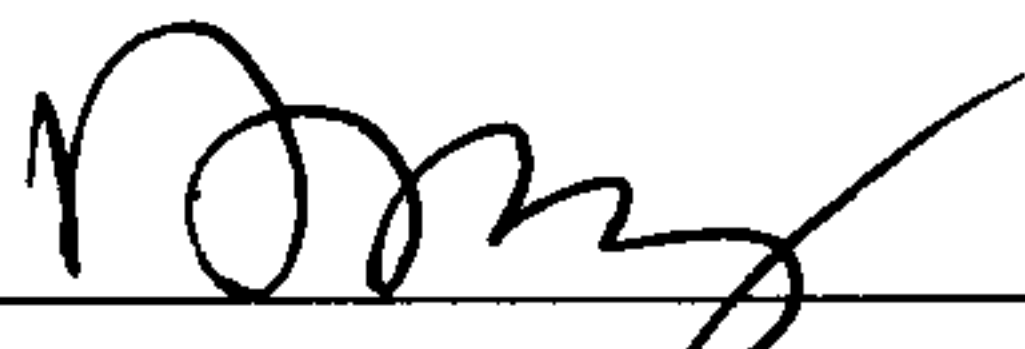




20100806000252300 2/2 \$31.00
Shelby Cnty Judge of Probate, AL
08/06/2010 10:17:56 AM FILED/CERT

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

Wells Fargo Bank N.A. successor by merger to Wachovia Bank, National Association

By: 

Its AMY DUFFY
Vice President Loan Documentation

STATE OF Texas

State of Alabama

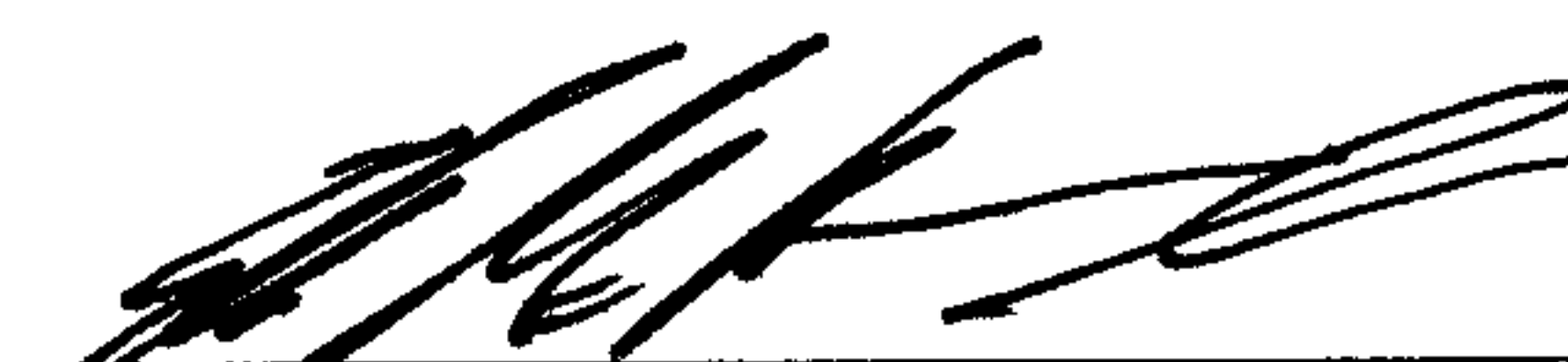
COUNTY OF Polk

Deed Tax : \$16.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amy Duffy, whose name as V.P. of Wells Fargo Bank N.A. successor by merger to Wachovia Bank, National Association, 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.

Given under my hand and official seal, this the 12th day of July, 2010.




NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2010-000843

