

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

Send Tax Notice to:
William Ray Lemonds

100 Ashton Woods Drive
Chelsea, AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-nine thousand nine hundred and 00/100 Dollars (\$139,900.00) to the undersigned, Wachovia Mortgage Corporation, 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 William Ray Lemonds, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 44, according to the Survey of Ashton Woods, 1st Phase, as recorded in Map Book 23, at Page 160 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. Easement/right-of-way to Alabama Power Company as recorded in Instrument No. 1997-18118.
4. Restrictions appearing of record in Inst. No. 1998-38689 and Inst. No. 1998-26349.
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. 20100504000137980, in the Probate Office of Shelby County, Alabama.

\$ 130,982⁰⁰ 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.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 19th day of July, 2010.

Wachovia Mortgage Corporation

By:

NICOLE ROBINSON

Its

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 VP of Wachovia Mortgage Corporation, 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.

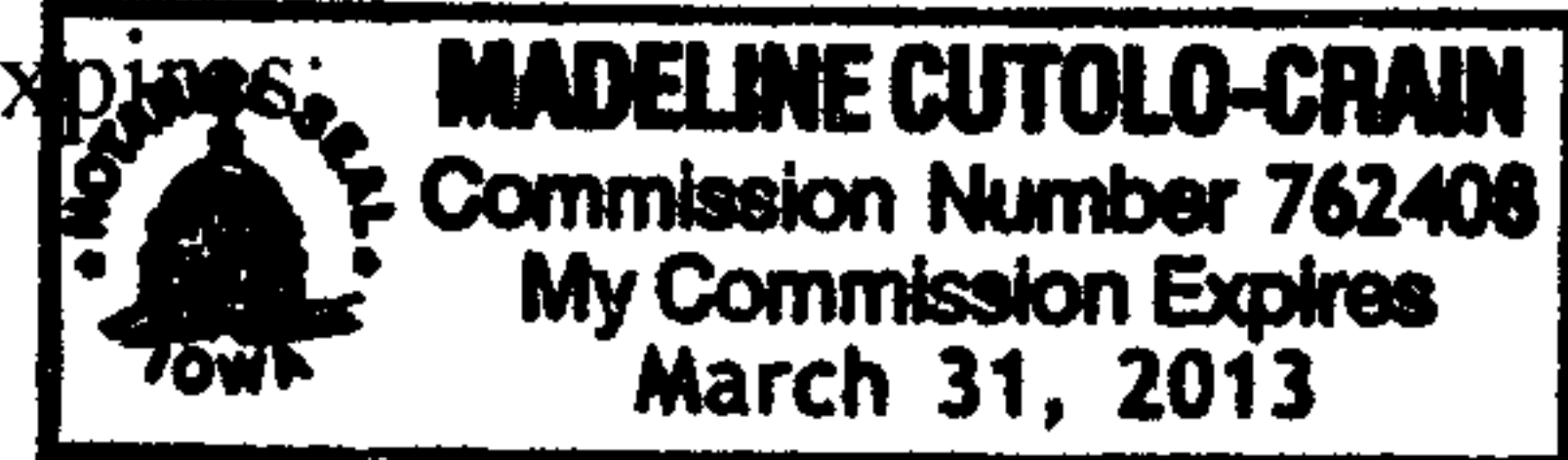
Given under my hand and official seal, this the 19th day of July, 2010.

Madeline Cutolo-Crain

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL



2010-002061

State of Alabama
Deed Tax : \$9.00