



20100914000299510 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
09/14/2010 11:35:27 AM FILED/CERT

This Instrument Prepared By:
Keri Roth
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
BRR-100800235S

Send Property Tax Notice to:

742 Old Cahaba Dr
Helena AL 35080

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Seventy Four Thousand and 00/100 Dollars (\$174,000.00) cash in hand paid to

Bank of America, National Association as successor by merger to "LaSalle Bank NA as trustee for Washington Mutual Mortgage Pass Through Certificates WMALT Series 2006-4 Trust

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Robert W. Winston and Janet E. Winston
as Joints Tenants With Rights of Survivorship

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 607, according to the Survey of Old Cahaba Westchester Sector, as recorded in Map Book 23, Page 150, in the Probate Office of Shelby County, Alabama.

Property Address: 742 Old Cahaba Drive, Helena, AL 35080
Parcel ID Number: 13-4-20-1-002-007.000

Source of Title: Instrument #20100407000105520

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #20100407000105520.

179,742.00 of the consideration was paid from the proceeds of a first mortgage and for a second mortgage filed simultaneously herewith.



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IN WITNESS WHEREOF, Bank of America, National Association as successor by merger to "LaSalle Bank NA as trustee for Washington Mutual Mortgage Pass Through Certificates WMALT Series 2006-4 Trust, has caused these present to be executed in its name and on its behalf as aforesaid, on this 12th day of August, 2010.

Bank of America, National Association as
successor by merger to "LaSalle Bank NA as
trustee for Washington Mutual Mortgage Pass
Through Certificates WMALT Series 2006-4
Trust

BY: *Van Tran* Van Tran
Vice President

ATTEST:

Melonye H. Nadeau
Secretary

Melonye H. Nadeau

State of Florida
County of Duval

I, Jill Kelsey the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Van Tran whose name as President of Bank of America, National Association as successor by merger to "LaSalle Bank NA as trustee for Washington Mutual Mortgage Pass Through Certificates WMALT Series 2006-4 Trust, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

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

Jill Kelsey
Notary Public

My Commission Expires: 12-22-2012

[Seal]

Reference:
742 Old Cahaba Drive
Helena, AL, 35080
Servicer Loan #: 5303580657



Property Address: 742 Old Cahaba Drive, Helena, AL 35080