

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

Send Tax Notice to:  
Christopher J. Mast  
Brandi W. Mast  
10 BENT RAIL LANE  
PELHAM, AL 35124

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred ninety-nine thousand and 00/100 Dollars (\$199,000.00) to the undersigned, Wachovia Mortgage Corporation, a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Christopher J. Mast, and Brandi W. Mast, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A

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 Grantees herein assume and agree to pay.
3. Easement granted Alabama Power Company recorded in Inst. No. 1997-7341 and Real 92, Page 992.
4. Restrictions appearing of record in Inst. No. 1996-15607 and Real 82, Page 252.
5. Easement granted Alabama Gas Corporation recorded in Real 365, Page 193.
6. Easement granted to South Central Bell Telephone Company recorded in Real 87, Page 184.
7. Non-exclusive easement for ingress and egress as set out in Real 211, Page 194 and Real 214, Page 422.
8. 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. 20100617000192760, in the Probate Office of Shelby County, Alabama.

\$ 189,050.00 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 Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby 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.

\*2010-002971\* \*SWD\*

20101214000419730 2/3 \$28.00  
Shelby Cnty Judge of Probate, AL  
12/14/2010 01:57:50 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 10 day of November, 2010.

Wachovia Mortgage Corporation

By: 

**JOSH FOREMAN**

Its

**Vice President Loan Documentation**

STATE OF Iowa

COUNTY OF Dallas

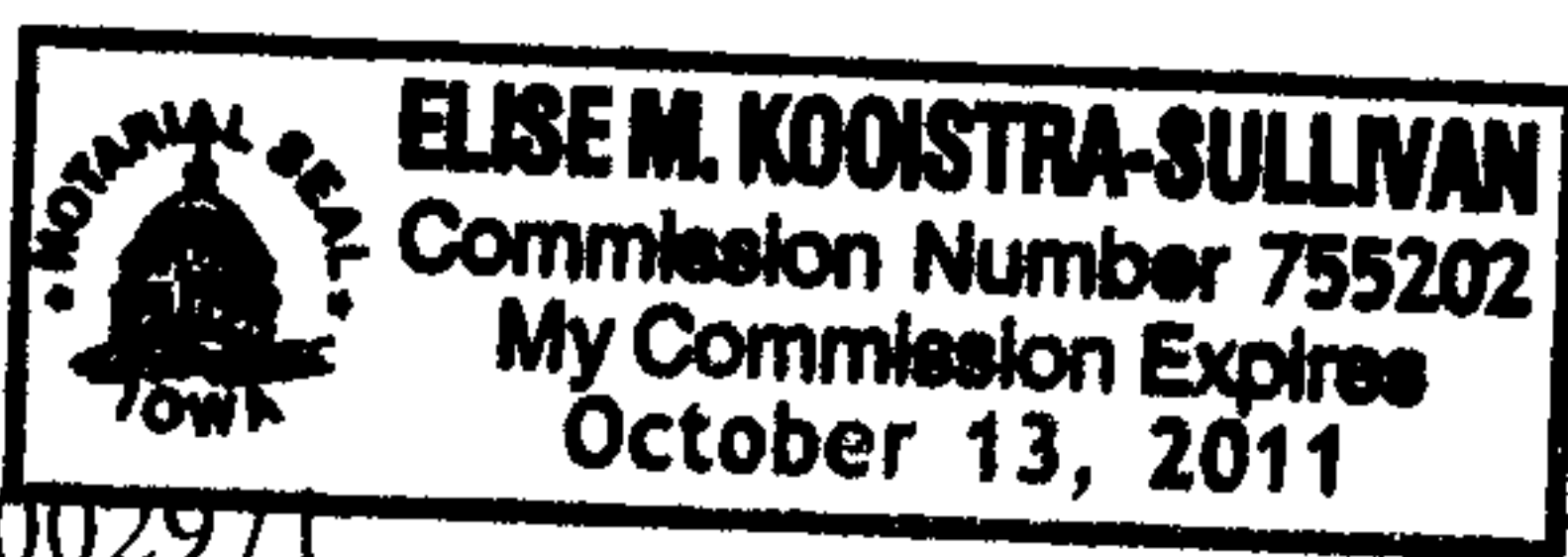
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Josh Foreman, whose name as VP of Wachovia Mortgage Corporation, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the 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 10<sup>th</sup> day of November, 2010.

  
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL



2010-002971





20101214000419730 3/3 \$28.00  
Shelby Cnty Judge of Probate, AL  
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### EXHIBIT "A" Legal Description

#### Parcel 2 # 10 Bent Rail Lane

Commence at the NW Corner of Section 21, Township 20 South, Range 2 West; thence S 89 degrees 31 minutes 35 seconds E along the northerly boundary of sold section a distance of 386.86 feet to the northwesterly right-of-way of CSX Transportation Railroad (100 feet R.O.W.); thence S 40 degrees 29 minutes 31 seconds W along said right-a-way a distance of 69.88 feet to the Point of Beginning; thence S 65 degrees 32 minutes 50 seconds W and leaving said right-a-way a distance of 651.47 feet; thence S 22 degrees 14 minutes 19 seconds W a distance of 214.07 feet; thence S 49 degrees 31 minutes 14 seconds E a distance of 208.84 feet to said northwesterly right -of-way of CSX Railroad; thence N 40 degrees 29 minutes 31 seconds E along said right- of -way a distance of 793.42 feet to the Point of Beginning.

#### 60 foot Ingress/Egress Easement;

Commence at the NW Corner of Section 21, Township 20 South, Range 2 West; thence S 89 degrees 31 minutes 35 seconds E along the northerly boundary of said section a distance of 386.86 feet to the northwesterly right- of -way of CSX Transportation Railroad (100 feet R.O.W.); thence S 40 degrees 29 minutes 31 seconds W along said right-of-way a distance of 1072.16 feet; thence N 49 degrees 29 minutes 41 seconds W a distance of 208.69 to the Point of Beginning of the southwesterly boundary of a 60 foot easement for ingress and egress lying along 60 feet to the northeast of and parallel to said southwesterly boundary; thence continue along the last described course a distance of 291.27 feet to the southeasterly right-of-way of Bent Rail Lane (60 foot R.O.W.) and the end of said easement.

#### 15 foot Ingress/Egress Easement:

Commence at the NW Corner of Section 21, Township 20 South, Range 2 West; thence S 89 degrees 31 minutes 35 seconds E along the northerly boundary of said section a distance of 386.86 feet to the northwesterly right-of-way of CSX Transportation Railroad (100 foot R.O.W.); thence S 40 degrees 29 minutes 31 seconds W along said right -of-way a distance of 1072.16 feet; thence N 49 degrees 29 minutes 41 seconds W a distance of 208.69 feet to the Point of Beginning of the southeasterly boundary of a 15 foot easement for ingress and egress lying along 15 feet to the northwest of and parallel to said southeasterly boundary; thence N 40 degrees 26 minutes 55 seconds E along said southeasterly boundary a distance of 208.76 feet to the end of said easement.

#### 30 foot Ingress/Egress Easement:

Commence at the NW Corner of Section 21, Township 20 South, Range 2 West; thence S 89 degrees 31 minutes 35 seconds E along the northerly boundary of said section a distance of 386.86 feet to the northwesterly right-of-way of CSX Transportation Railroad (100 foot R.O.W.); thence S 40 degrees 29 minutes 31 seconds W along said right-of-way a distance of 1072.16 feet; thence N 49 degrees 29 minutes 41 seconds W a distance of 208.69 feet to the Point of Beginning of the northwesterly boundary of a 30 foot easement for ingress and egress lying along 30 feet to the southeast of and parallel to said northwesterly boundary; thence N 40 degrees 26 minutes 55 seconds W along said northwesterly boundary a distance of 208.76 feet to the end of said easement.