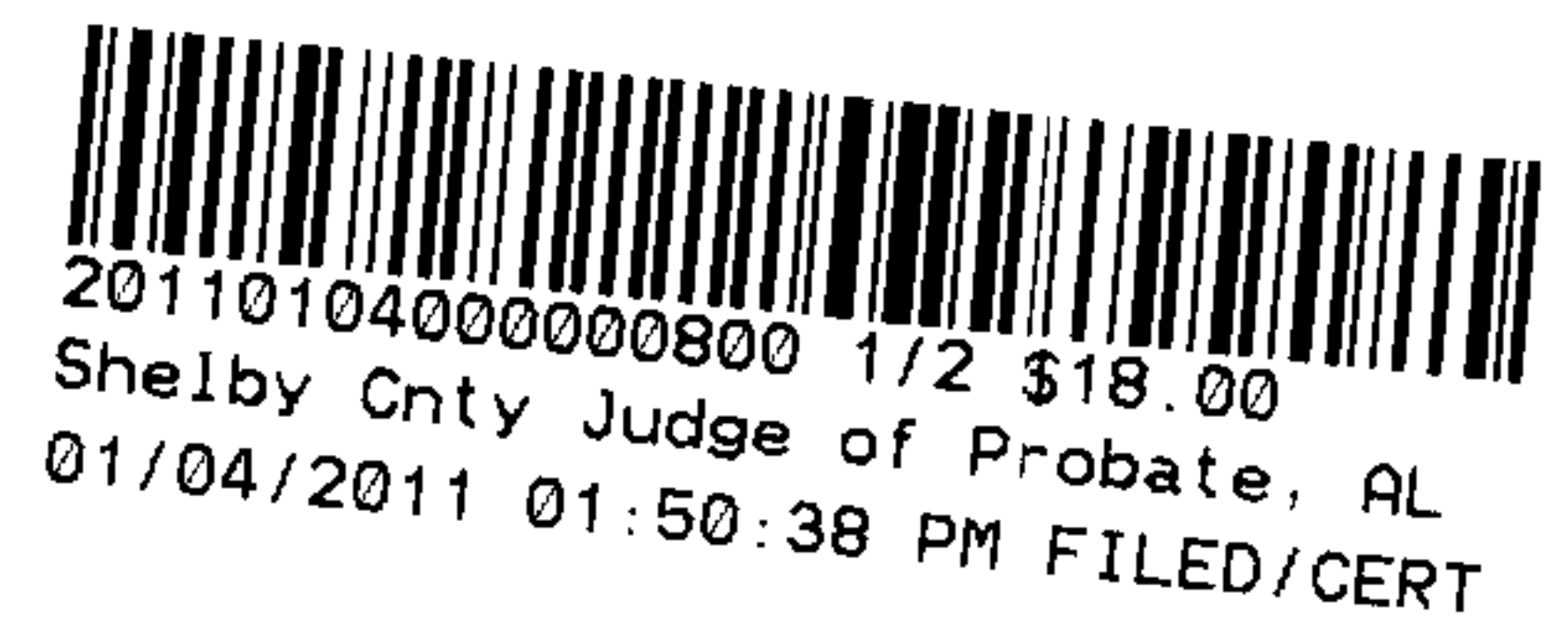


SP 117,000
MB 114,034
2,966⁰⁰

1001183



STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WACHOVIA BANK, NATIONAL ASSOICATION, a corporation, 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 **ERICA BRENEE COTTON**, hereinafter referred to as the Grantee, does hereby **GRANT, BARGAIN, SELL, and CONVEY** unto the said Grantee, her 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 2, Block 2, according to the survey of Wooddale, as recorded in Map Book 5, Page 86, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. 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 27th day of May, 2010, and recorded in the Probate Office of Shelby County, Alabama in Instrument No. 2010610000184570, under and in accordance with the laws of the State of Alabama or the United States of America.
2. Building setback line(s), easement(s) and other matters as set forth on recorded plat of subdivision.
3. Easement(s) granted Alabama Power Company by instrument(s) recorded in Volume 101, Page 569.
4. Easement granted Alabama Power Company and Southern Bell Telephone and Telegraph Company by instrument recorded in Volume 273, Page 63.
5. Reservation(s) of oil, gas and minerals contained in instrument(s) recorded in Volume 127, Page 140.

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 Grantee, her heirs and assigns, in fee simple, forever.



20110104000000800 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
01/04/2011 01:50:38 PM FILED/CERT

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on this, the _____ day of _____, 20____.

WELLS FARGO BANK, N.A.
SUCCESSOR BY MERGER TO
WACHOVIA BANK, NATIONAL
ASSOCIATION

BY _____ (SEAL)

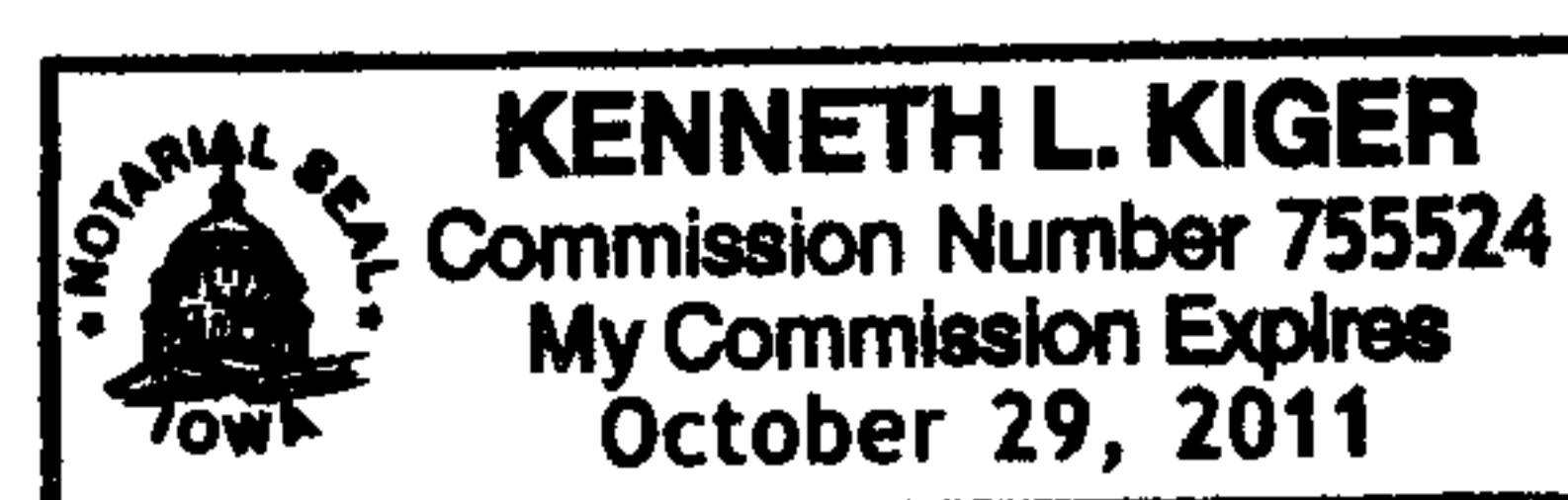
As its: **JASON WILSON**
Vice President Loan Documentation

STATE OF Fla
COUNTY OF Dade

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Jason Wilson as JS of **WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WACHOVIA BANK, NATIONAL ASSOCIATION**, a corporation, whose names as Grantor is signed to the foregoing conveyance, and who is known to me, who after by me being first duly sworn on oath did depose and say that being informed of the contents of said conveyance, (s)he executed the same voluntarily and with full power and authority to act on behalf of said corporation, on the day the same bears date.

Given under my hand and notarial seal on this, the 10th day of October, 2010.

Kenneth L. Kiger
NOTARY PUBLIC
My Commission Expires: 10/29/2011



THIS INSTRUMENT WAS PREPARED BY:

GARY P. ALIDOR, Attorney at Law
4357 Midmost Drive
Post Office Box 16564
Mobile, AL 36616-0564
(251) 633-2000

Grantee's address:

1809 Tecumseh Trail
Pelham, AL 35124

