

This instrument was prepared by:
Mike T. Atchison
P. O. Box 822
Columbiana, AL 35051

Send Tax Notice to:
Desmond Tuggle
224 Creekwood Ct.
Helena AL 35080

PAM #436169

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Thirty Nine Thousand Nine Hundred Dollars and 00/100 (\$239,900.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR-IN-INTEREST TO WACHOVIA BANK NA, AS TRUSTEE, FOR BAFC SALT 2005-1F**, grant, bargain, sell and convey unto **Desmond Tuggle and Joi Tuggle**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

Lot 104, according to the survey of Riverwoods, First Sector as recorded in Map Book 29, Page 120, Shelby County, Alabama.

Property Address: 224 Creekwood Court, Helena, AL 35080


Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, permits of record, covenants, agreements and mineral rights exceptions if any.

Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$215,100.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.


20110419000119950 1/2 \$40.00
Shelby Cnty Judge of Probate, AL
04/19/2011 01:06:36 PM FILED/CERT

Shelby County, AL 04/19/2011
State of Alabama
Deed Tax: \$25.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12 day of April, 2011.

U.S. Bank National Association, as Trustee,
Successor-in-interest to Wachovia Bank NA,
As Trustee, for BAFC SALT 2005-1F

Jackie Abal
By: SunTrust Mortgage Inc., A Virginia
Corporation, its Attorney-in-Fact
By: Jackie Alsalem
Printed Name: Authorized Officer

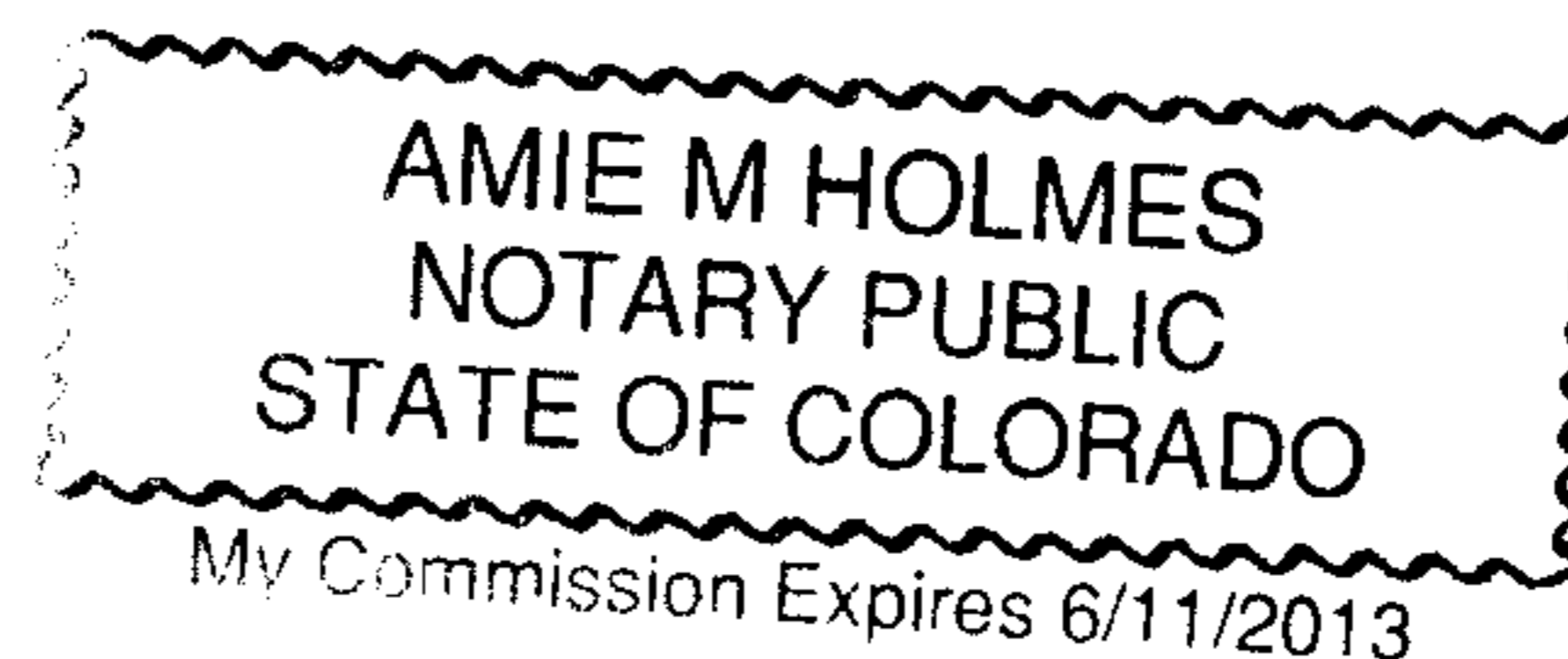
STATE OF Colorado
COUNTY OF Denver

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **SunTrust Mortgage Inc., a Virginia Corporation, BY:** _____, whose name as **Attorney – in -Fact** under the **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR-IN-INTEREST TO WACHOVIA BANK NA, AS TRUSTEE, FOR BAFC SALT 2005-1F.**, 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 in his capacity as such Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of April, 2011.

[Signature]
Notary Public

My Commission Expires: _____



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