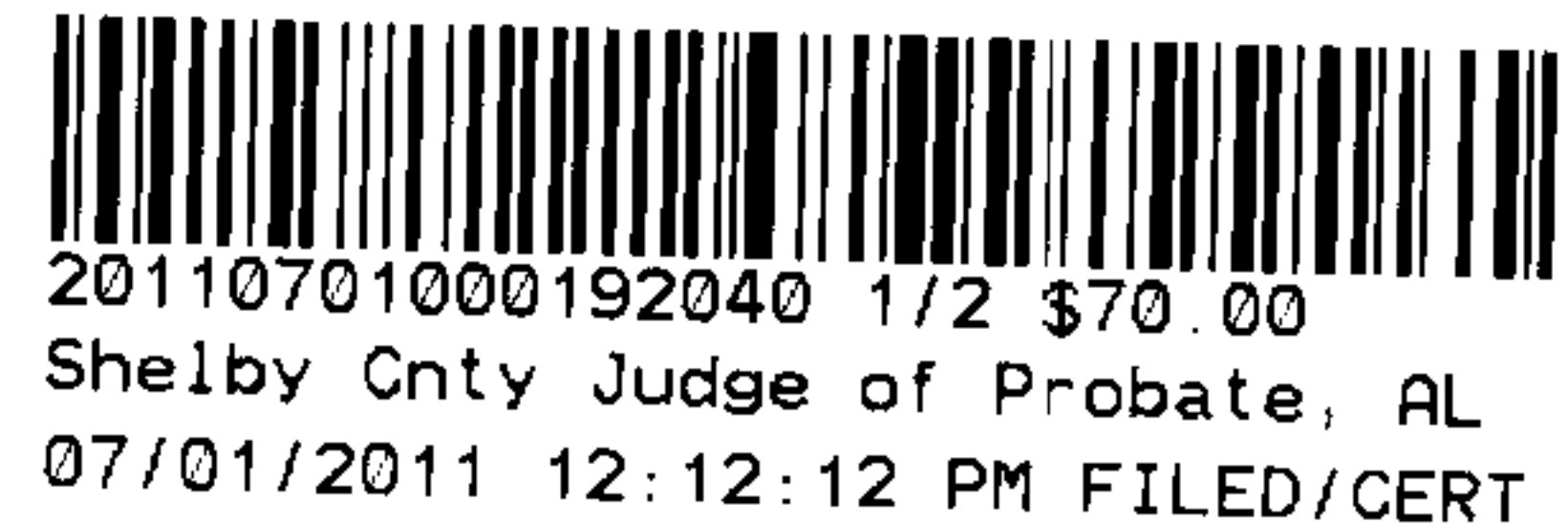


Sales Price 54,800⁰⁰

1044822



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, N.A.**, 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 **STEPHEN LEO BARRECA** hereinafter referred to as the Grantee, does hereby **GRANT, BARGAIN, SELL, and CONVEY** unto the said Grantee, its successors, 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 95, according to the map of Chandalar South, Second Sector, as recorded in Map Book 6, Page 12, in the Probate Court 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 10th day of December, 2010, and recorded in the Probate Office of Shelby County, Alabama in Instrument #20101229000437820, 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. Restrictive covenants contained in instrument(s) recorded in Miscellaneous Book 7, Page 260; Miscellaneous Book 7, Page 392 and in Miscellaneous Book 7, Page 591.
4. Easement(s) granted Alabama Power Company by instrument(s) recorded in Deed Book 285, Page 489.
5. Easement granted the City of Pelham by instrument recorded in Deed Book 98, Page 756.

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, its successors, heirs and assigns, in fee simple, forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on this, the 13 day of June, 2011.

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

BY:  (SEAL)

As its: Erick Christopher Wenk
Vice President Loan Documentation

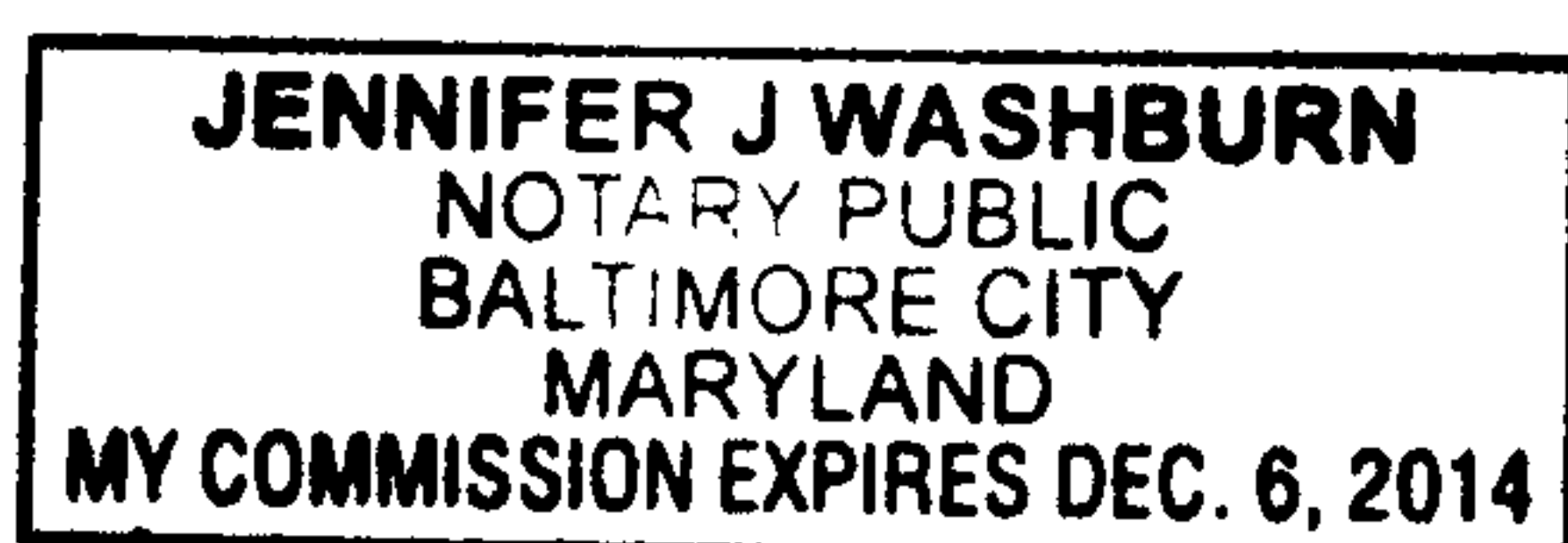
STATE OF _____

20110701000192040 2/2 \$70.00
Shelby Cnty Judge of Probate, AL
07/01/2011 12:12:12 PM FILED/CERT

COUNTY OF Maryland
Frederick

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Erick Christopher Wenk as VP Loan Documentation of **WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A.** 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 13 day of June, 2011.



Jennifer J Washburn
NOTARY PUBLIC
My Commission Expires: 12-6-14

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:

808 Heatherwood Cir
Birmingham AL 35244