


91,000-
STATE OF ALABAMA
COUNTY OF SHELBY

1050547

20110714000204810 1/2 \$106.00
Shelby Cnty Judge of Probate, AL
07/14/2011 12:48:54 PM FILED/CERT

Shelby County, AL 07/14/2011
State of Alabama
Deed Tax: \$91.00

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 **ANAR ALTAF ABDUL** and **MOHAMMAD ALTAF ABDUL**, hereinafter referred to as the Grantees, do hereby **GRANT, BARGAIN, SELL, and CONVEY** unto the said Grantees, with **JOINT TENANCY**, with equal rights and interest for the period or term that the said Grantees shall both survive, and unto the survivor of them, 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 28-A, according to the Survey of the Resurvey of Lots 25, 26, 27, 28, 29, 30, 31 and 32 of the amended Map of Chase Plantation as recorded in Map Book 8, page 117, in the Office of the Judge of Probate 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 13th day of January, 2011, and recorded in the Probate Office of Shelby County, Alabama in Instrument #20110614000174330, 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 Book 14, Page 536 and amended in Book 17, Page 550.
4. Restrictive Covenants with Alabama Power Company as recorded in Book 45, Page 95.
5. Reservation(s) of oil, gas and minerals contained in instrument(s) recorded in Deed Book 127, Page 140.
6. Terms, conditions, obligations and requirements set forth in the Articles of Incorporation of Chase Plantation Homeowners Association recorded in Book 25, Page 463, and all rules and regulations currently existing or which may be imposed from time to time by said Association.

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 Grantees, as **JOINT TENANTS**, with survivorship as stated hereinabove, in fee simple, forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on this, the 28 day of June, 2011.

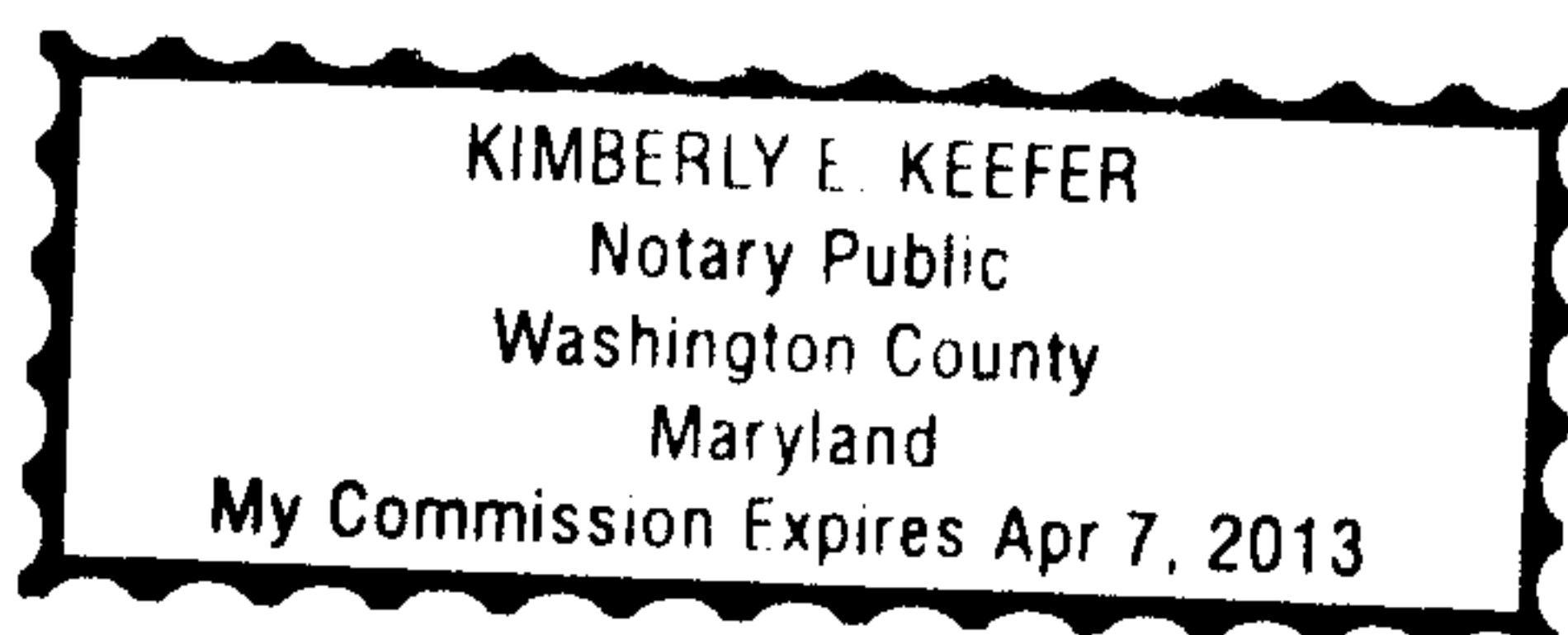
WELLS FARGO BANK, N.A., successor by merger to WACHOVIA BANK, N.A.

BY: [Signature] (SEAL)
As its: Nancy Brownley
Assistant Vice President

STATE OF Maryland
COUNTY OF Frederick

I, Kimberly E. Keefer, a Notary in and for said county, in said state, hereby certify that Nancy Brownley, whose name as Assistant Vice President of **WELLS FARGO BANK, N.A., successor by merger to WACHOVIA BANK, N.A.**, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed on the contents of said conveyance, (s)he, as such officer, and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand, this the 28 day of June, 2011.



[Signature]
NOTARY PUBLIC
My Commission Expires: April 7, 2013

THIS INSTRUMENT WAS PREPARED BY:

GARY P. ALIDOR, Attorney at Law
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(251) 633-2000

Grantees' address:

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