

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
ALQ-110800033S

Send Property Tax Notice to:

2201 Royal Crest Circle
Birmingham AL
35216

State of ~~Alabama~~ New York **Special Warranty Deed**
County of ~~Shelby~~ Erie

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty Thousand and 00/100 Dollars (\$60,000.00) cash in hand paid to
M & T Bank

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Wayne Welch

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein

Source of Title: Instrument #20110504000135090

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #20110504000135090.

0.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, M & T Bank, has caused these present to be executed in its name and on its behalf as aforesaid, on this 22nd day of August, 2011.

M & T Bank

BY: [Signature]
~~President~~ David R Ligammari
ATTEST: Assistant Vice President

Secretary

State of New York
County of Erie

I, Lucy A Dannecker, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that David R Ligammari whose name as President of M & T Bank, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 22nd day of August, 2011.

[Signature]
Notary Public
My Commission Expires: 7/25/15
[Seal]

LUCY A. DANNECKER
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 7/25/15
LIC 01DA6245448

Reference:
141 Flagstone Lane, Calera, AL, 35040
Servicer Loan #:


20110826000252390 2/2 \$75.00
Shelby Cnty Judge of Probate, AL
08/26/2011 12:19:58 PM FILED/CERT

Exhibit A

Lot 149, according to the Survey of Camden Cove, Sector 3, as recorded in Map Book 28, Page 3, in the Probate Office of Shelby County, Alabama.

Property Address: 141 Flagstone Lane, Calera, AL 35040
Parcel ID Number: 28 5 16 2 004 001.000

Reference:
141 Flagstone Lane, Calera, AL, 35040
Servicer Loan #: