

20110826000252390 1/2 \$75.00 Shelby Cnty Judge of Probate, AL 08/26/2011 12:19:58 PM FILED/CERT

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:

230/ Boyal Crest Circle

Birmincham Al

35216

State of Alabama New York
County of Shelby Erie

Special Warranty Deed

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

(hereinaster 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 and day of August.

BY: David Higammari
Attest: Assistant Vice President

Secretary

State of Lew Ork County of Eric

I, Lucy A Dannec Ke, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that David R Ligammar, 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 and day of August

Yurua.

Notary Public

My Commission Expires: 135

[Seal]

LUCY A. DANNECKER
Notary Public, State of New York
Qualified in Erie County

My Commission Expires

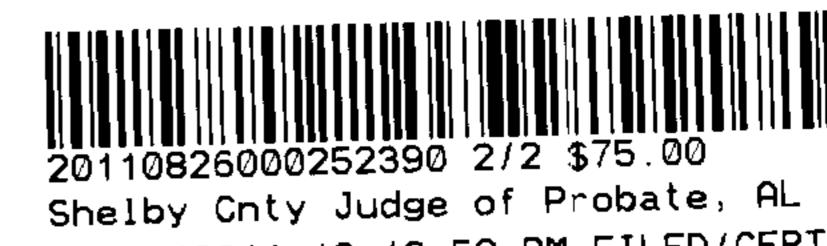
7 35 15

Reference:

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

AL_SpecialWarrantyDeed_lpg.rdw
TA LD 12/15/2010

ALQ-110800033S 08/19/31 @ 04:41-PM



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 #:

AL_SpecialWarrantyDeed_lpg.rdw TA LD 12/15/2010

ALQ-110800033S 08/19/11 @ 04:41-PM