

Send tax notice to:
Michael Dean Byrd & Rebecca
Alicia Byrd
135 Chestnut Drive
Alabaster, AL 35007

**STATE OF ALABAMA
COUNTY OF SHELBY**

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **WELLS FARGO FINANCIAL ALABAMA, INC.**, 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 **MICHAEL DEAN BYRD** and **REBECCA ALICIA BYRD**, 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 22, according to the Map of Harvest Ridge, First Sector, as recorded in Map Book 12, Page 48, in the 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 26th day of January, 2011, and recorded in the Probate Office of Shelby County, Alabama in Instrument #20110209000046310, 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 Deed Book 318, Page 1; Deed Book 318, Page 531 and in Real Record Book 189, Page 171.
4. Easement(s) granted Alabama Power Company by instrument(s) recorded in Deed Book 224, Page 553.

Sales price: \$174,900.00; Mortgage: \$170,465.00

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.

Shelby County, AL 09/14/2011
State of Alabama
Deed Tax: \$4.50


20110914000272450 1/2 \$19.50
Shelby Cnty Judge of Probate, AL
09/14/2011 03:16:35 PM FILED/CERT

11th IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on this, the 11 day of August, 2011.

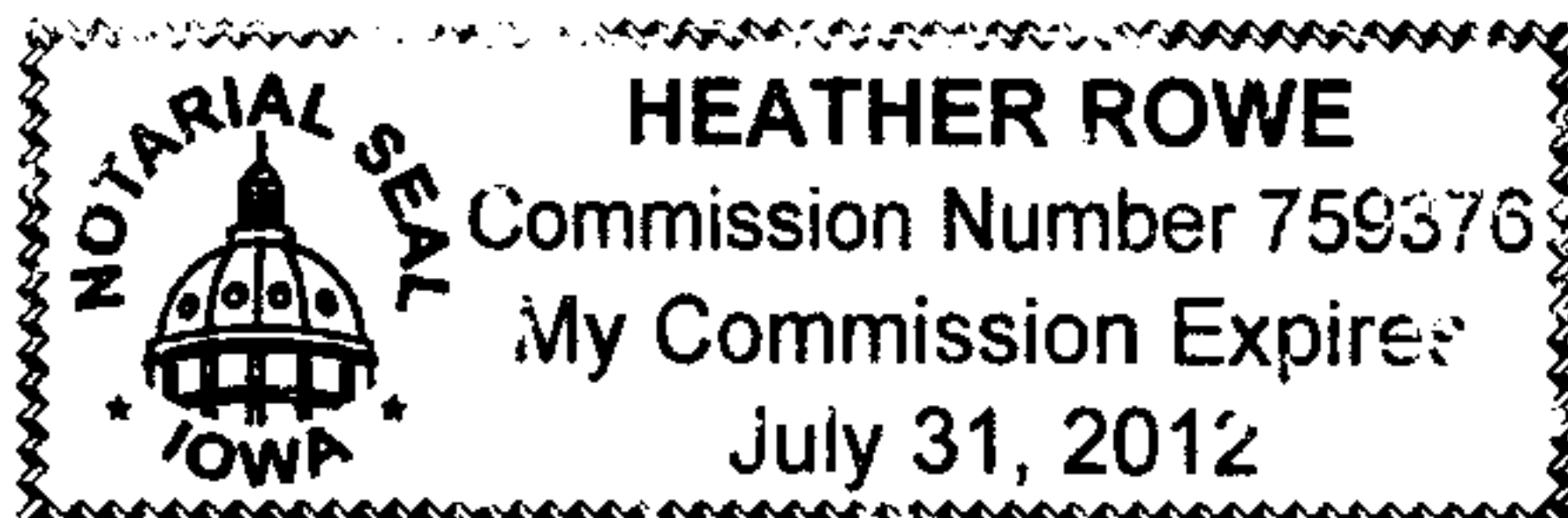
**WELLS FARGO FINANCIAL
ALABAMA, INC.**

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

STATE OF Iowa
COUNTY OF Polk

I, Heather Rowe, a Notary in and for said county, in said state, hereby certify that Gregg Reimer, whose name as Vice President of **WELLS FARGO FINANCIAL ALABAMA, INC.**, 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 11 day of August, 2011.



Heather Rowe
NOTARY PUBLIC
My Commission Expires: July 31, 2012

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

135 Chestnut Drive
Alabaster, AL 35007

