

20111003000291430 1/2 \$183.00
Shelby Cnty Judge of Probate, AL
10/03/2011 11:02:23 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Mike T. Atchison, Attorney at Law
P O Box 822
Columbiana, AL 35051

SEND TAX NOTICE TO:
Richard H. Vignuelle
293 Narrows Drive
Birmingham, AL 35242

SPECIAL WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY-SEVEN THOUSAND, NINE HUNDRED AND NO/100 (\$167,900.00), to the undersigned grantor,

U.S. Bank National Association, as Trustee, successor-in-interest to Wachovia Bank NA, as Trustee, for BAFC SALT 2005-1F

the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto

RICHARD H. VIGNUELLE and DEBORA H. VIGNUELLE,

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 95, according to the Amended Final Record Plat of Narrows Peak Sector, as recorded in Map Book 31, Page 125 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the non-exclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions, and Restrictions, recorded as Instrument #2000-9755, in the Probate Office of Shelby County, Alabama, together with all amendments thereto.

Subject to taxes for 2011 and subsequent years, permits, easements, restrictions, and rights of way of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Shelby County, AL 10/03/2011
State of Alabama
Deed Tax: \$168.00



20111003000291430 2/2 \$183.00
Shelby Cnty Judge of Probate, AL
10/03/2011 11:02:23 AM FILED/CERT

IN WITNESS WHEREOF, the said SunTrust Mortgage, Inc., as Attorney in Fact for U.S. Bank National Association, as Trustee, successor-in-interest to Wachovia Bank NA, as Trustee, for BAFC SALT 2005-1F, by its officer, who is authorized to execute this conveyance, has hereto set its signature and seal, this 29 day of September, 2011.

U.S. Bank National Association, as
Trustee, successor-in-interest
To Wachovia Bank NA, as Trustee, for
BAFC SALT 2005-1F

By: SunTrust Mortgage, Inc.,
Attorney in Fact

Jackie Abale
By: Jackie Abale
Its: Jackie Abale
Authorized officer

STATE OF ~~VIRGINIA~~ Colorado
CITY OF ~~REICHMOND~~ Denver

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jackie Abale, whose name as Att. Officer of SunTrust Mortgage, Inc., attorney in fact for U.S. Bank National Association, as Trustee, successor-in-interest to Wachovia Bank NA, as Trustee, for BAFC SALT 2005-1F is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said banking corporation.

Given under my hand and official seal, this the 29 day of September, 2011.

[Signature]
Notary Public

My Commission Expires:

