

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
William Hogan
Melanie Hogan, Haley Danese Hogan

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-nine thousand nine hundred and 00/100 Dollars (\$149,900.00) to the undersigned, DLJ Mortgage Capital, Inc., a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto William Hogan, Melanie Hogan, and Haley Danese Hogan, (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 288, according to the Survey of Forest Lakes, Sector 4, as recorded in Map Book 33 at Page 25 A, B, and C in the Office of the Judge of Proabate Court of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Subject to matters shown of record in Map Book 33, Page 25 A, B, & C.
4. Easements and/or rights of way to Alabama Power Company recorded in Book 126, Page 191; Book 126, Page 323 and Book 236, Page 829.
5. Rights of others for ingress and egress purposes in and to the use of Shelby County located on insured premises as recorded in Instrument No. 1993-03955; 1993-03957; 1993-03959; 1993-03960; 1993-03961; 1993-03964; 1993-03965 and 1993-03966.
6. Title to all minerals, oil and gas within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as reserved in Book 53 at Page 262 and Deed Book 331, Page 262.
7. Loss or damage by reason of the following: (a) rights of claims of parties in possession not shown by the public records; (b) encroachments, overlaps, boundary line disputes, variations or shortages in area or content and any other matters which would be disclosed by an accurate survey and/or inspection of the premises; (c) roads, streams, ways or easements or claims or easements not shown by the public records, riparian rights and title to any filled-in land; (d) any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records; (e) any assessment which is a lien, but not yet certified to proper tax authority.
8. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument Number 20110630000189930, in the Probate Office of Shelby County, Alabama.

\$ 146,099.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

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 thereby 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 12/14/2011
State of Alabama
Deed Tax: \$4.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 25 day of October, 2011.

Wells Fargo Bank N.A.
as Attorney in Fact

By: Wells Fargo Bank N.A.
as Attorney in Fact

DLJ Mortgage Capital, Inc.

By: [Signature]
Tobias E. Gift
Its Vice President Loan Documentation

STATE OF Maryland
Frederick

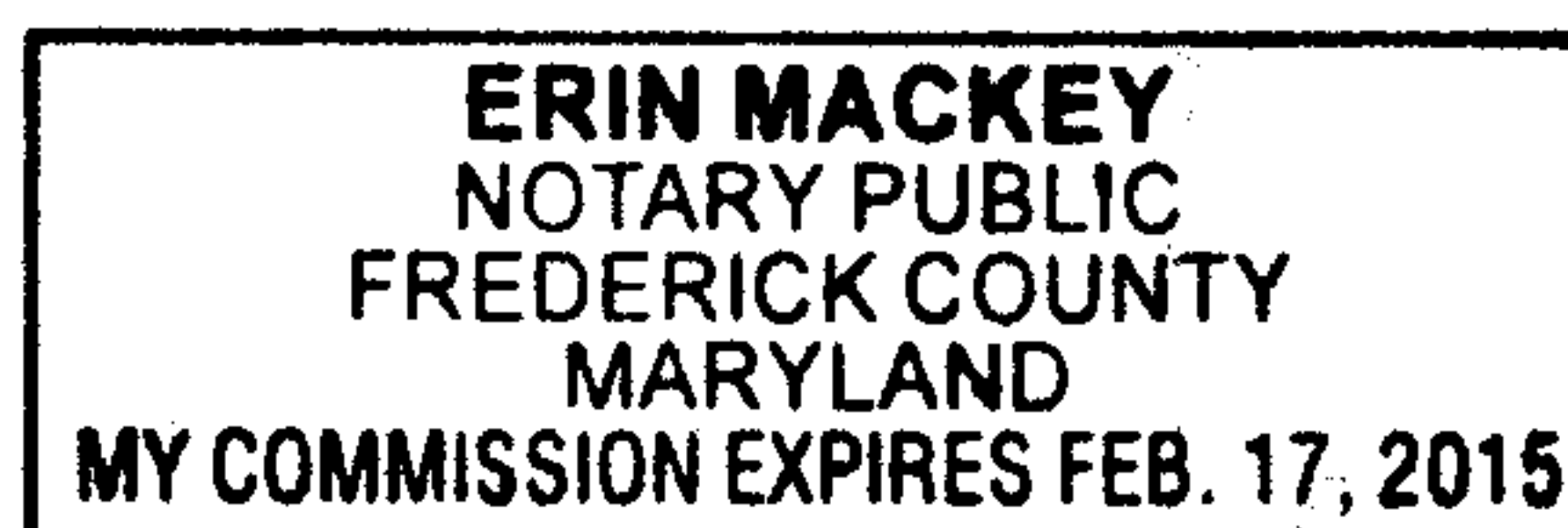
COUNTY OF _____


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tobias E. Gift, whose name as VP Loan Documentation of DLJ Mortgage Capital, Inc., a corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 25 day of October, 2011.

[Signature]
NOTARY PUBLIC
My Commission expires: 2-17-15
AFFIX SEAL

2011-002621




20111214000378390 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
12/14/2011 12:37:32 PM FILED/CERT