

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

Send Tax Notice to:
Matthew D. Bacik
Deborah B. Bacik
1001 Stoneykirk Road
Pelham, AL 35124

SPECIAL WARRANTY DEED

Shelby County, AL 01/17/2012
State of Alabama
Deed Tax: \$27.00

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred seventy thousand and 00/100 Dollars (\$270,000.00) to the undersigned, Wells Fargo Bank, NA successor by merger to Wachovia Bank, NA, 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 Matthew D. Bacik, and Deborah B. Bacik, (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 401, according to the Final Plat Stoneykirk at Ballantree Phase I, as recorded in Map Book 32, Page 11, in the Probate Office 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. Restrictive covenant as recorded in Instrument Number 20031001000660210.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
5. Easement for Egress/Ingress and Public Utilities as set forth in Instrument Number 1999-47153
6. Agreement as set forth in Instrument Number 2001-49511 and Instrument Number 2001-44895.
7. Grant of easement as recorded in Instrument Number 1995-6002.
8. Non Exclusive private road easement as set forth in Instrument Nubmer 1996-39741
9. Release of damages as set out in Deed recorded in Instrument Number 20031016000693340.
10. Covenant for Storm Wter RunOff Control as set out in Deed recorded in Instrument Number 20031016000693340.
11. Restrictions as shown on recorded plat.
12. 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 20110715000205930, in the Probate Office of Shelby County, Alabama.

\$ 243,000.00 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.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 12 day of December, 2011.

Wells Fargo Bank, NA successor by merger to Wachovia Bank, NA

By: [Signature]
Erick Christopher Wenk
Its PL 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
Erick Christopher Wenk, whose name as PL Loan Documentation of Wells Fargo Bank, NA
successor by merger to Wachovia Bank, NA, 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 12 day of December, 2011.

[Signature]
NOTARY PUBLIC

My Commission expires: 11/7/2012
AFFIX SEAL

2011-002617

Donna J. Kendall
Notary Public
Frederick County
Maryland
My Commission Expires November 7, 2012