



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 GEORGE TRACY POWELL hereinafter referred to as the Grantee, does hereby GRANT, BARGAIN, SELL, and CONVEY unto the said Grantee, its successors, heirs and assigns, 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 21, according to the Survey of Old Mill Trace, Second Sector, as recorded in Map Book 8, Page 156, in the Probate Office 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 20th day of June, 2011 and recorded in the Probate Office of Shelby County, Alabama in Instrument #20110701000192480, 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 Volume 55, Page 613 and Volume 34, Page 697.
4. Easement(s) granted Alabama Power Company by instrument(s) recorded in Volume 353, Page 990.
5. Right(s) of way granted South Central Bell by instrument recorded in Volume 353, Page 808 and Volume 353, Page 810.
6. Terms, conditions, obligations and requirements set forth in the Articles of Incorporation of Old Mill Trace Homeowners Association, Inc. recorded in Corporation Book 29, Page 340 and Corporation Book 34, Page 929, and all rules and regulations currently existing or which may be imposed from time to time by said Association.

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 Grantee, its successors, heirs and assigns, in fee simple, forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on this, the 8th day of November, 2011.

**WELLS FARGO FINANCIAL
ALABAMA, INC.**



20120126000030600 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
01/26/2012 12:37:49 PM FILED/CERT

BY: Michelle Johnson (SEAL)
As its: Michelle Johnson
Vice President

STATE OF Iowa
COUNTY OF Dallas

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Michelle Johnson as Vice President of **WELLS FARGO FINANCIAL ALABAMA, INC.**, a corporation, whose names as Grantor is signed to the foregoing conveyance, and who is known to me, who after by me being first duly sworn on oath did depose and say that being informed of the contents of said conveyance, (s)he executed the same voluntarily and with full power and authority to act on behalf of said corporation, on the day the same bears date.

Given under my hand and notarial seal on this, the 8th day of November, 2011.



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NOTARY PUBLIC
My Commission Expires: 2/10/14

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:

