

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

Send Tax Notice to:
LaShanda Banks
222 W. Willow Circle
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-five thousand and 00/100 Dollars (\$125,000.00) to the undersigned, Wells Fargo Bank, N.A., a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto LaShanda Banks, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the survey of Marengo, Sector One, as recorded in Map Book 22 Page 123 in the Probate Office of Shelby County, Alabama; being situated in 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to South Central Bell Telephone Company as recorded in Instrument Number 1997-38301; Instrument Number 1997-38302; Instrument Number 1997-38303; Instrument Number 1997-38304; Instrument Number 1997-38305; Instrument Number 1997-38306; Instrument Number 1997-38307; Instrument Number 1997-38308; Instrument Number 1997-38309 and Instrument Number 1997-38310.
4. Restrictive covenant as recorded in Instrument Number 1997-2172.
5. Mineral and mining rights as recorded in Instrument Number 1999-41898.
6. Restrictions as shown on recorded plat.
7. 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 20110715000205960, in the Probate Office of Shelby County, Alabama.

\$121,831.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed on even date 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 Grantee, his/her heirs and assigns, forever.





20120210000050880 2/2 \$18.50
Shelby Cnty Judge of Probate, AL
02/10/2012 01:37:54 PM FILED/CERT

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

Wells Fargo Bank, N.A.

By: Tammy S. Stine
Tammy S. Stine
Vice President Loan Documentation
Its _____

STATE OF Maryland
Frederick

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Tammy S. Stine, whose name as VP Loan Documentation of Wells
Fargo Bank, N.A., 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 21 day of December, 2011.

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-002618

