

20120501000151310 1/2 \$101.00  
Shelby Cnty Judge of Probate, AL  
05/01/2012 03:54:30 PM FILED/CERT

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

Send Tax Notice to:

Jonathan T. Tucker

Linda B. Tucker

*76014 Summit Cove*  
*Hoover AL 35226*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-five thousand nine hundred and 00/100 Dollars (\$85,900.00) to the undersigned, Bank of America, National Association, a corporation, by Wells Fargo Bank, N.A., as Attorney in Fact, (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 Jonathan T. Tucker, and Linda B. Tucker, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 56B, according to the Survey of the Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C and D, 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. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Right of way granted to South Central Bell Telephone Company recorded in Real 168, page 563; Real 257, Page 174 and Volume 311, Page 435.
5. Right of way granted to Alabama Power Company recorded in Volume 323, Page 131; Volume 219, Page 75 and Inst. No. 2002-6355.
6. Restrictions appearing of record in Inst. No. 2005-14193.
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 Inst. No. 20110623000184190, in the Probate Office of Shelby County, Alabama.

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, their heirs and assigns, forever.



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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 16 day of April, 2012.

Bank of America, National Association  
By Wells Fargo Bank, N.A., as Attorney in Fact

By: Tammy S. Stine

Its Tammy S. Stine  
Vice President Loan Documentation

STATE OF Maryland  
Frederick

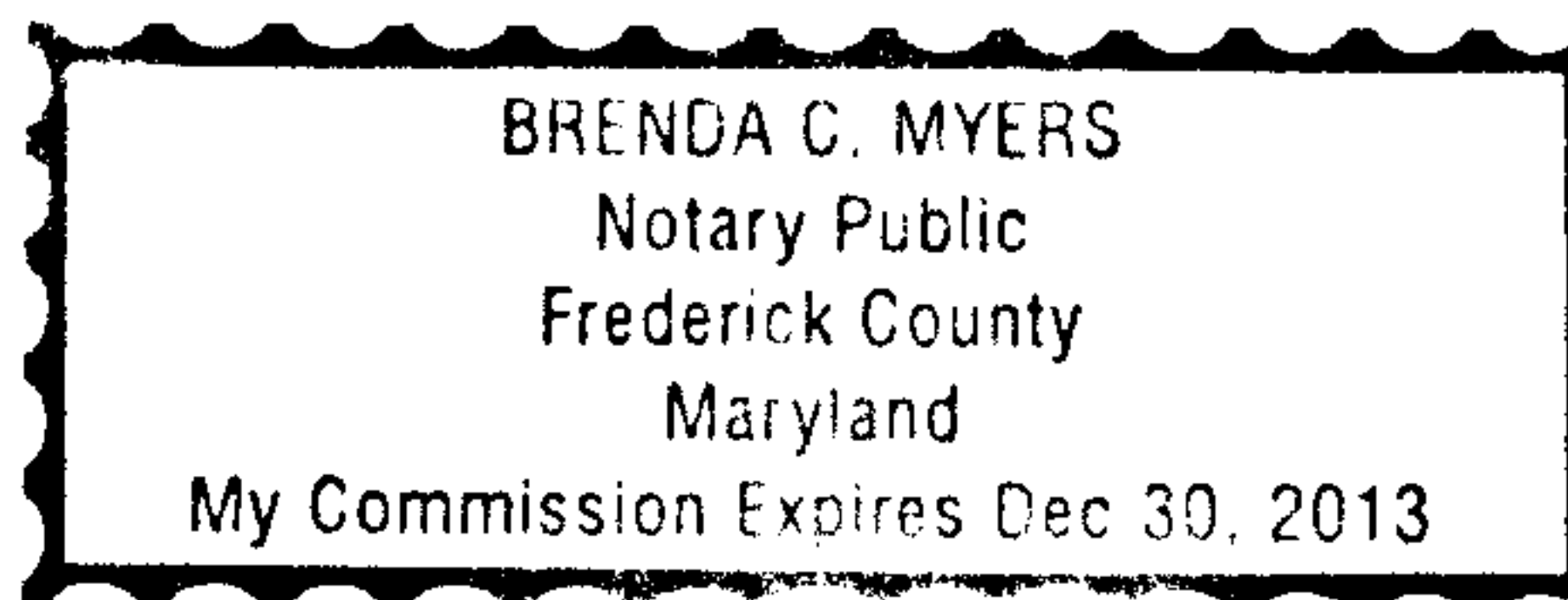
COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tammy S. Stine, whose name as VP Loan Documentation of Wells Fargo Bank, N.A., as Attorney in Fact for Bank of America, National Association, 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, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 16 day of April, 2012.

[Signature]  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2011-002529



Shelby County, AL 05/01/2012  
State of Alabama  
Deed Tax: \$86.00