

20120523000183420 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
05/23/2012 01:44:49 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:
Robert Wayne Stough
317 Savannah Club Drive
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-four thousand and 00/100 Dollars (\$134,000.00) 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 Robert Wayne Stough, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 349, according to the Survey of Savannah Pointe, Sector 1, Phase 1, as recorded in Map Book 25, Page 114, in the Office of the Judge of Probate 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 Grantee herein assume and agree to pay.
3. Easements, restrictions and setback lines as shown on recorded plat.
4. Covenants, Conditions, and Restrictions as recorded in Instrument No. 1999-25577 in Probate Office Shelby County.
5. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 171, Page 279 in said Probate Office.
6. Right of Others to use Access Easement as set out in Deed Book 170, Page 169, in said Probate Office.
7. Rights reserved by the Grantors in Deed Book 170, Page 169 to keep a gate to access road.
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 Inst. No. 20111118000348970, in the Probate Office of Shelby County, Alabama.

\$ 127,300.00 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 Grantee, his/her heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 25 day of April, 2012.

Wells Fargo Bank, N.A.
By: [Signature]
Its Jennifer Lynn Presley
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 Jennifer Lynn Presley, 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 25 day of April, 2012.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL
4/1/13

2011-004750

GRETCHEN N. GILMAN
Notary Public
Washington County
Maryland
My Commission Expires Apr 11, 2013

GRETCHEN N. GILMAN
Notary Public
Washington County
Maryland
My Commission Expires Apr 11, 2013

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Shelby County, AL 05/23/2012
State of Alabama
Deed Tax: \$7.00