

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

Send Tax Notice to:
Curtis I. Grimes

1305 Colonial Way
Birmingham, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-five thousand and 00/100 Dollars (\$135,000.00) to the undersigned, Wells Fargo Bank, N.A., Successor by merger to Wachovia Bank of Delaware, N.A., successor by merger to First Union National Bank of Delaware successor by merger to First Union Home Equity 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 Curtis I. Grimes, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

All that parcel of land in City of Alabaster, Shelby County, State of Alabama, as more fully described in Deed Book 1997, Page 8934, being known and designated as Lot 71, Section 34, Township 20 South, Range 3 West, Navajo Hills, Ninth Sector, Filed in Plat Book 10, Page 84 A and B Recorded February 06, 1987.

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. Mineral and Mining rights excepted.
4. Restrictions as shown on recorded plat.
5. 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. 20120120000024280, 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 6 day of June, 2012.

Wells Fargo Bank, N.A., Successor by merger to Wachovia Bank of Delaware, N.A., successor by merger to First Union National Bank of Delaware successor by merger to First Union Home Equity Bank N.A.

By: _____

Its _____

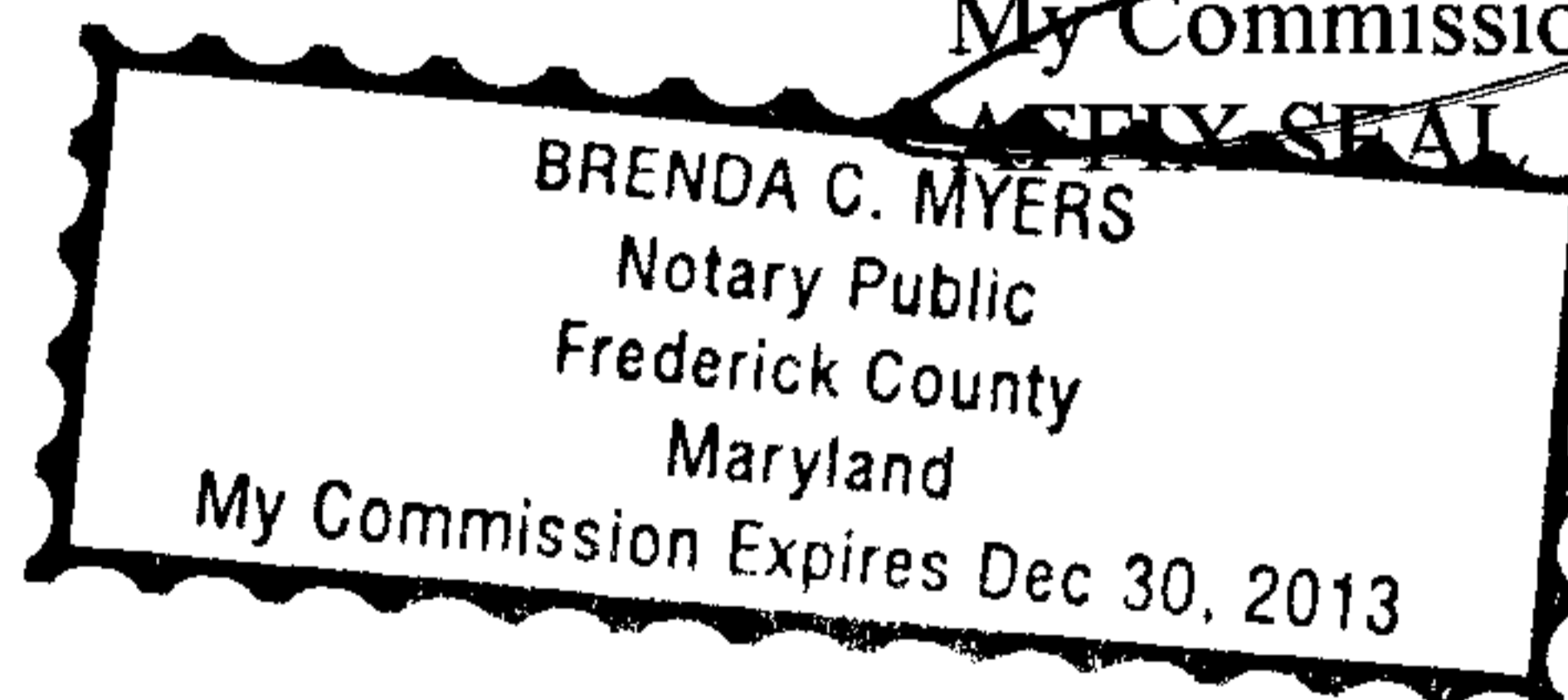
Jennifer Lynn Presley
Vice President Loan Documentation

STATE OF Maryland
COUNTY OF Frederick

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., Successor by merger to Wachovia Bank of Delaware, N.A., successor by merger to First Union National Bank of Delaware successor by merger to First Union Home Equity 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 6 day of June, 2012.

NOTARY PUBLIC
My Commission expires:



2012-000113

20120622000221020 2/2 \$152.00
Shelby Cnty Judge of Probate, AL
06/22/2012 01:22:54 PM FILED/CERT

Shelby County, AL 06/22/2012
State of Alabama
Deed Tax: \$135.00