

20100406000102280 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
04/06/2010 10:00:17 AM 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:
Julie A. Shropshire

1111 Morning Sun Drive
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety thousand five hundred and 00/100 Dollars (\$90,500.00) to the undersigned, Beneficial Alabama Inc., 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 Julie A. Shropshire, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

The following described real estates situated in Shelby County, Alabama, to-wit:

Unit 1111, in Horizon, a condominium, as established by that certain declaration of condominium of Horizon, a condominium, which is recorded in Instrument 2001-40927, to which declaration of condominium a plan is attached as exhibit 'A' thereto, said plan being filed for record in Map Book 28, page 141, in the Probate Office of Shelby County, Alabama, and to which said declaration of condominium the by-laws of the Horizon condominium Association, Inc. is attached as exhibit 'D', together with an undivided interest in the common elements assigned to said unit, as shown in exhibit 'C' of said declaration of condominium of Horizon, a condominium.

Subject to all rights of way, easements, covenants and restrictions of record. Subject property is located in Shelby County.

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. Storm Sewer and Drainage Easement between Daniel U.S. Properties, Ltd. and Daniel Properties XV dated August 1, 1986 and recorded in Real Record 86, Page 349.
4. Sewer Line Easement and Connection Agreement between Daniel U.S. Properties, Ltd. and Daniel Properties XV dated September 23, 1985 and recorded in Real Record 43, Page 611; as modified by that certain First Modification to Sewer Line Easement and Connection Agreement dated August 14, 1986 and recorded in Real Record 86, Page 355, as further modified by that certain quitclaim deed with reservation of rights dated January 31, 1994 and recorded in Inst. No. 1994-03407.
5. Quitclaim deed with reservation of rights dated January 31, 1994 and recorded in Inst. No. 1994-03407.
6. Right of Way granted by Daniel U.S. Properties, Ltd to Alabama Power Company as recorded in Real Book 2, Page 792 and in Real Book 2, Page 797.
7. Mineral and mining rights and rights incident thereto as recorded in Deed Book 32, Page 48 and Inst. No. 2000-42310.
8. Terms and provisions of quitclaim deed with reservation of rights between Daniel U.S. Properties Limited Partnership II and Daniel Properties XV Limited Partnership as recorded in Instrument No. 1994-03407.
9. Restrictive Covenants as set forth in Inst. No. 2004-40927.
10. Easement and Agreement to Daniel International as set out in Real Book 356, Page 288.
11. Permit to Alabama Power Company as recorded in Real Book 2, Page 792.
12. Right of Way granted to Alabama Power Company as recorded in Real Book 2, Page 797 and Deed Book 75, Page 649.
13. Articles of Incorporation of Horizon Condominiums as set forth in Inst. No. 2001-40922.
14. 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 No. 200909000345620, in the Probate Office of Shelby County, Alabama.



Shelby County, AL 04/06/2010
State of Alabama
Deed Tax : \$7.00

2010064

20100406000102280 2/2 \$21.00
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\$ 83,943.00 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 15 day of March, 2010.

Beneficial Alabama Inc.

By: [Signature]

Its _____

STATE OF California

COUNTY OF Los Angeles

Maria I. Ortega
Asst. Vice President

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as _____ of Beneficial Alabama Inc., 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.



[Signature]
NOTARY PUBLIC

My Commission expires:
AFFIX SEAL

2010-000756