



20070308000105560 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
03/08/2007 10:18:36AM 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:  
Jason Koons

2106 Village Lane  
Calera, AL 35040

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-nine thousand five hundred and 00/100 Dollars (\$99,500.00) to the undersigned Grantor, HomeSales, 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 Jason Koons, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 276 according to the survey of Waterford Village Sector 3 as recorded in Map Book 31, Page 135 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 Grantee herein assume and agree to pay.
3. Ordinance with the City of Calera as recorded in Inst. No. 2000-0006.
4. Right of way to Shelby County as recorded in Deed Book 240, Page 36.
5. Terms and conditions as recorded in Inst. No. 1995-1640.
6. Articles of Waterford Homeowners Association as recorded in Inst. No. 2002-59257; Inst. No. 2001-12817; Inst. No. 1999-49065; Inst. No. 2001-12819 and Inst. No. 2000-40215.
7. Grant to the State of Alabama for railroad as recorded in Real 278, Page 5.
8. Release of damages as recorded in Inst. No. 1995-1640 and Real 345, Page 744.
9. A 8 foot easement from Village Lane as shown on recorded map.
10. A 7 foot easement on the South as shown on recorded map.
11. 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. 20061006000496420, in the Probate Office of Shelby County, Alabama.

\$ 99,500.00 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 21st day of February, 2007.

HomeSales, Inc.

by, Adria Brennan  
Its Asst Vice President

STATE OF Texas

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Adria Brennan, whose name as AVP of HomeSales, 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.

Given under my hand and official seal, this the 21st day of February, 2007.

Susan J. Harber  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2006-001827

