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20070425000192810 1/2 \$26.50
Shelby Cnty Judge of Probate, AL
04/25/2007 03:58:18PM 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:
Shane Polarie

941 SAVANNAH LANE
CALERA, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-five thousand and 00/100 Dollars (\$125,000.00) to the undersigned Grantor, Novastar Mortgage, 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 Shane Polarie, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21, according to the survey of Savannah Pointe, Sector II, Phase IV, as recorded in Map Book 29, Page 45, in 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. Easement/right-of-way to Southern Natural Gas Co. as recorded in Book 90 Page 477.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Inst. No. 1999-25577, supplement in Inst. No. 2000-39586, supplement in Inst. No. 2000-01702, supplement in Inst. No. 2000-01055, and supplement in Inst. No. 2002-06452.
5. Transmission Line permit to Alabama Power Company recorded in Deed Book 171, Pge 279.
6. Rights of others to use access easement as set out in Deed Book 170, Page 169.
7. Rights reserved by the grantors in Deed Book 170, Page 169 to keep a gate, as to access road.
8. Restrictions, limitations and conditions as set out in Map Book 25, Page 114.
9. 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. _____, in the Probate Office of Shelby County, Alabama.

\$ 112,500.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Shelby County, AL 04/25/2007
State of Alabama
Deed Tax: \$12.50

