

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.
- 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.
- Transmission Line permit to Alabama Power Company recorded in Deed Book 171, Pge 279.
- 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	y 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 26th day of March, 2007.

	Novastar Mortgage, Inc.
	by, John Crockett REO Supervisor
STATE OF Wissour;	
COUNTY OF Jackson	
I, the undersigned, a Notary Public in Wendy Miller, who	and for said County, in said State, hereby certify that ose name as Forcelocure Senior of Novastar
Mortgage, Inc., a corporation, is sign	ed to the foregoing conveyance, and who is known to me,
	that, being informed of the contents of the conveyance,
he/she, as such officer and with full a	authority, executed the same voluntarily for and as the act of
said corporation.	

Given under my hand and official seal, this the 264h day of March, 2007.

Wendy S. Miller
Notary Public - Notary Seal
STATE OF MISSOURI Jackson County My Commission Expires: Feb. 26, 2011 Commission # 07390715

NOTARY PUBLIC My Commission expires:  $z/z_6/11$ 

AFFIX SEAL

2007-000314

Wendy S. Miller Notary Public - Notary Seal STATE OF MISSOURI Jackson County Commission # 1 3 W 15