20080305000090550 1/2 $539.00
Shelby Cnty Judge of Probate,AL
03/05/2008 02:25:44PM 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:
Jack Condra
5072 Greystone Way
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Five hundred twenty-five thousand and 00/100 Dollars ($525,000.00) to the undersigned, Deutsche Bank National Trust Company, a corporation, by Residential Funding Corporation, as Attorney in Fact, (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 Jack Condra, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the survey of Greystone, 4th Sector, as recorded in Map Book 16, Page 89 A, B, & C, 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. Covenants, conditions and restrictions as set forth in Real book 317, Page 260, amended by affidavit in Real Book 319, Page 235, with 1st amendment in Real Book 346, Page 942; 2nd amendment in Real Book 378, Page 904; 3rd amendment in Real Book 397, Page 958; 4th amendment in Instrument No. 1992-17890; 5th amendment in Instrument No. 1993-3123; 6th amendment in Instrument No. 1993-10163; and all amendments thereto, and as set forth in Instrument No. 1992-24829; Book 60, Page 260; Book 121, Page 294; Book 265, Page 96; Instrument No. 1993-16982, and Instrument no. 1994-31013.
4. Transmission line permits to Alabama Power Company recorded in Deed Book 207, Page 223; Instrument No. 1992-26822, and Book 305, Page 637.
5. Covenants and agreements for water services as recorded in Real Book 235, Page 574; Instrument No. 1992-20786; Instrument No. 1993-20840, and Instrument No. 1993-20968.
6. Reciprocal easement agreement pertaining to access and roadway easements as recorded in Real Book 312, Page 274; and amended in Real Book 317, Page 253 and 2nd amendment recorded in Instrument No. 1993-3124; and all amendments thereto, and as set forth in Instrument No. 1994-22320; Instrument No. 1995-8111 and Instrument no. 1993-32840.
7. Reservation of mining and mineral rights in Instruments recorded in Deed Book 40, Page 332, and Deed Book 57, Page 584, together with the appurtenant rights to use the surface.
8. Agreement with Shelby Cable as recorded in Real Volume 350, Page 585.
9. Easements and building lines as shown on recorded plat.
10. Rights of others to use Hugh Daniel Drive and Greystone Drive as recorded in Deed Book 301, Page 799
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. 20070927000453500, in the Probate Office of Shelby County, Alabama.

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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 19 day of February, 2008.

Deutsche Bank National Trust Company
By Residential Funding Corporation

By: _____

Its Sharmel Dawson-Tyau

STATE OF CA

COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sharmel Dawson-Tyau, whose name as VP of Residential Funding Corporation, as Attorney in Fact for Deutsche Bank National Trust Company, 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, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 19 day of February, 2008.

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2007-002771

ERWAYNE J. ASUNCION
Commission # 1577600
Notary Public - California
San Diego County
My Comm. Expires May 9, 2009

Shelby County, AL 03/05/2008
State of Alabama

Deed Tax:$525.00