

This Instrument Prepared By:

Paul Kemp

Morris|Hardwick|Schneider, LLC

3535 Grandview Parkway, Suite 610

Birmingham, AL 35243

ALF-090700143S

Send Property Tax Notice to:

9450 Brook Forest Circle

Helena AL 35080

Special Warranty Deed

Shelby County, AL 09/01/2009

State of Alabama

Deed Tax : \$2.50

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00) cash in hand paid to

Federal National Mortgage Association

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

William A. Handley, IV

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 16-A, Book Forest Addition to Wyndham, as recorded in Map Book 27, Page 25, in the Probate Office of Shelby County, Alabama.

Subject to:

1. 25 foot building setback line along Brook Forest Circle and 10 foot vegetation buffer along Northerly lot line, as shown on recorded map of said subdivision.

2. Covenants, conditions, and restrictions (provisions if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Real 1, Page 198.

3. Easement for Alabama Power Company recorded in Real 1, Page 332.

4. Agreement with Alabama Power Company as set forth in the instrument recorded in Real 7, Page 826 and Real 7, Page 829.

5. Reservation of mineral and mining rights in the instrument recorded in Deed Book 324, Page 362, together with the appurtenant rights to use the surface. No warranty is made herein as to the present ownership of this interest.

6. Easement to the Town of Helena as set forth in the instrument recorded in Deed Book 304, Page 394, Deed Book 305, Page 396, Deed Book 304, Page 398, Deed Book 305, Page 400 and Deed Book 305, Page 402.

Property Address: 9450 Brook Forest Circle, Helena, AL 35080

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ALF-090700143S

7. Irrevocable rights of ingress/egress recorded in Real 192, Page 743.

8. Easement to Alabama Power Company as set forth in the instrument recorded in Real 183, Page 230, Real 230, Page 774 and Real 1, Page 332.

9. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in Covenants, Conditions and Restrictions recorded in Instrument #2000-22695 and Instrument #2001/22923.

10. Easement for driving purposes recorded in Deed Book 311, Page 153.

Property Address: 9450 Brook Forest Circle, Helena, AL 35080

Parcel ID Number: 13-5-22-3-001-005.002

Source of Title:

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

112,917.00

\$ of the consideration was paid from the proceeds of a first mortgage and for a second mortgage filed simultaneously herewith.



20090901000337100 2/3 \$19.50
Shelby Cnty Judge of Probate, AL
09/01/2009 12:50:42 PM FILED/CERT

IN WITNESS WHEREOF, Federal National Mortgage Association, has caused these present to be executed in its name and on its behalf as aforesaid, on this 14 day of August, 2009.

Federal National Mortgage Association

BY:

President

ATTEST:

Secretary

State of AL
County of Jefferson

I, The undersigned, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Paul M. Kemp, Managing Attorney of Morris|Hardwick|Schneider, whose name as Attorney-in-Fact for Federal National Mortgage Association, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 14 day of August, 2009.

Notary Public

My Commission Expires: _____

[Seal]

Reference:

9450 Brook Forest Circle
Helena, AL, 35080
Servicer Loan #:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 16, 2011
JUDICIAL TERM: NOTARY PUBLIC WRITERS

