



20091118000428310 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/18/2009 09:06:53 AM 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:
Bill Henne

*1042 Edgewater Ln.
Chelsea, AL 35043*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred seventy-five thousand and 00/100 Dollars (\$275,000.00) to the undersigned, Fannie Mae a/k/a Federal National Mortgage Association, a corporation, by and through Sirote & Permutt, P.C., 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 Bill Henne, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10-09, according to the Plat of Chelsea Park, 10th Sector, as recorded in Map Book 37, Page 12, in the Probate Office of Shelby County, Alabama. Together with the non-exclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a residential subdivision, executed by the grantor and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and declaration of covenants, conditions and restrictions for Chelsea Park 10th Sector by grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20061108000548430, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

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. Building setback lines of 15 feet as recorded in Map Book 37, Page 12, in the Probate Office of Shelby County, Alabama.
4. Public utility easements as shown by recorded plat.
5. Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in instrument recorded in Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Chelsea Park Residential Association, Inc. as recorded in Instrument No. 200413 at Page 8336, in the Probate Office of Jefferson County, Alabama and By-Laws thereof, along with Declaration of Covenants, Conditions and Restrictions for Chelsea Park 10th Sector, as recorded in Instrument No. 20061108000548430, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 11/18/2009

State of Alabama
Deed Tax : \$5.00



6. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 112, Page 111, in the Probate Office.
7. Easement to Bellsouth as recorded in Instrument No. 20060630000315710 in the Probate Office of Shelby County, Alabama.
8. Grant of land easement and restrictive covenants in favor of Alabama Power Company as recorded in Instrument No. 20060828000422390 and Instrument No. 20060828000422470, in the Probate Office of Shelby County, Alabama.
9. All minerals within and underlying the premises not owned by Grantor, including without limitation, the mineral and mining rights and other rights, privileges and immunities relating thereto, set out in Instrument No. 1997-9552, Instrument No. 2000-94450, and corrected in Instrument No. 2001-27341 in said Probate Office.
10. Restrictions, limitations, conditions and other provisions as set out in Map Book 37, Page 12 in the Probate Office of Shelby County, Alabama.
11. Conservation Easement and Declaration of Restrictions and Covenants as recorded in Instrument No. 20041228000703990.
12. Articles of Incorporation of The Chelsea Park Improvement District One as recorded in Instrument No. 20041223000699620.
13. 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. 20090617000232420, in the Probate Office of Shelby County, Alabama.

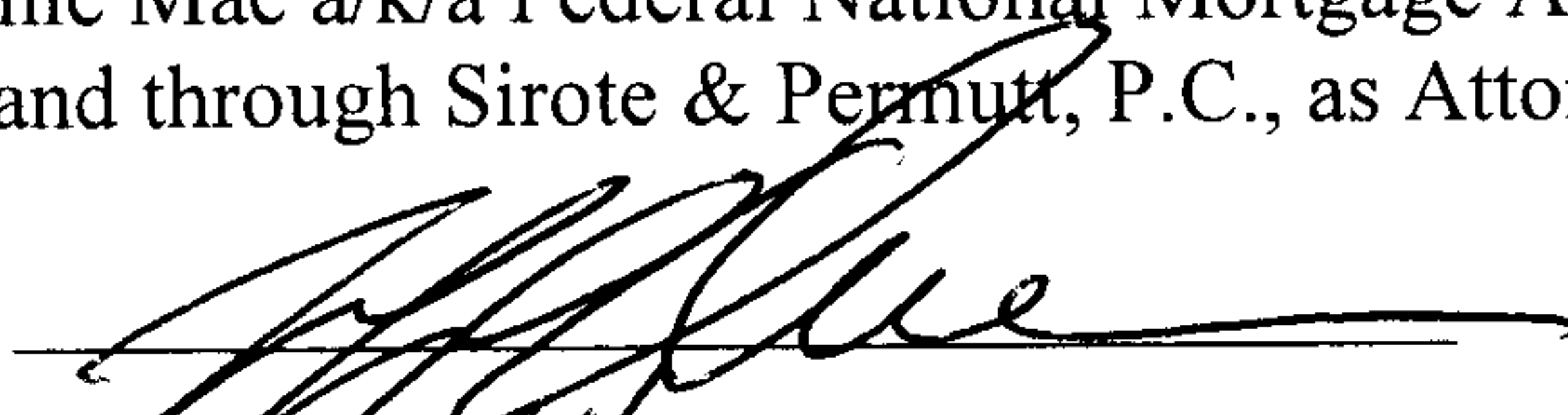
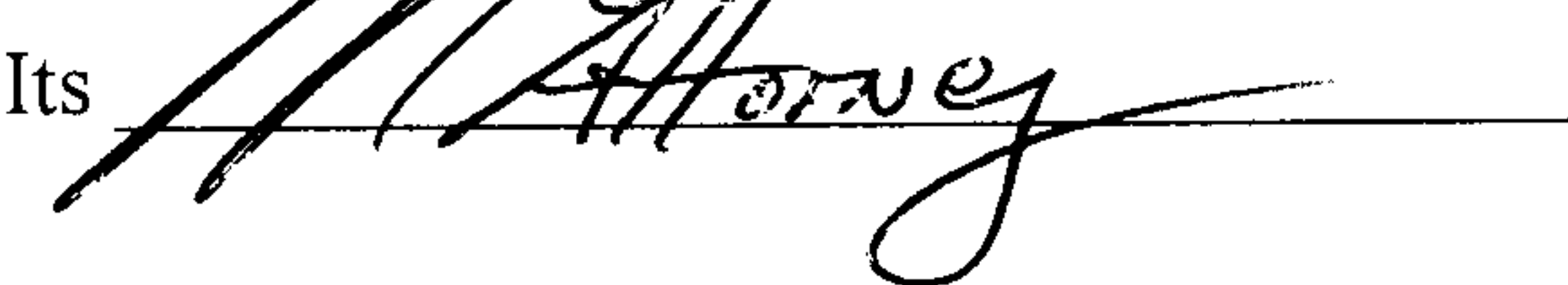
\$ 270,019⁰⁰ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 3rd day of November, 2009.

Fannie Mae a/k/a Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact

By: 
Its 

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff G. Underwood, whose name as Attorney of Sirote & Permutt, P.C., as Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association, 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, as such attorney 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 3rd day of November, 2009.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL **MY COMMISSION EXPIRES MARCH 12, 2011**

2009-001968

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