



20101005000328960 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
10/05/2010 12:46:25 PM 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:
Brian Elliott

1404 Morning Sun Circle
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-seven thousand five hundred fifty-three and 00/100 Dollars (\$57,553.00) 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 Brian Elliott, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 1404, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, and to which said Declaration of Condominium the By-Laws of the Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest in the common Elements assigned to said Unit as shown in Exhibit "C" of said Declaration of Condominium, of Horizon, a Condominium.

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. Storm sewer and drainage easement between Daniel U.S. Properites, Ltd., and Daniel Properties XV dated 8-1-86, recorded in Real Record 86, Page 349, in the Probate Office of Shelby County, Alabama.
4. Sewer line easement and connection agreement between Daniel U.S. Properties, Ltd., and Daniel Properties XV dated 9-23-85, recorded in Real Record 43, Page 611, in the Probate Office of Shelby County, Alabama, as modified by that certain First Modification to Sewer Line Easement and connection agreement dated 8-14-86, recorded in Real Record 86, Page 355, aforesaid records, as further modified by that certain quitclaim deed with reservation of rights dated 1-31-94, recorded in Instrument 1994-03407, aforesaid records.
5. Quitclaim deed with reservation of rights dated 1-31-94, recorded in Instrument 1994-03407, in the Probate Office of Shelby County, Alabama.
6. Right of Way granted by Daniel U.S. Properties, Ltd., to Alabama Power Company, recorded in Real Book 2, Page 792 and in Real Book 2, Page 797, in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Deed Book 32, Page 48, in the Probate Office of Shelby County, Alabama.
8. Terms and provisions of quitclaim deed with reservation of rights between Daniel U.S. Properties Limited Partnership II and Daniel Properties XV Limited Partnership recorded in Instrument 1994-03407, in the Probate Office of Shelby County, Alabama.
9. Restrictive Covenants recorded in Instrument No. 2001-40927.
10. Easement and Agreement to Daniel Internationa recorded in Real Book 356, Page 288.
11. Permit to Alabama Power Company recorded in Real Book 2, Page 792.
12. Right of Way to Alabama Power Company recorded in Real Book 2, page 797 and Deed Book 75, Page 649.
13. Mineral and mining rights recorded in Instrument No. 2000-42310.
14. Articles of Incorporation for Horizon Condominiums recorded in Instrument No. 2001-40922.

Shelby County, AL 10/05/2010

State of Alabama

Deed Tax : \$1.50



2010374

15. 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. 20091229000474020, in the Probate Office of Shelby County, Alabama.

\$ 56,509.00 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 2nd day of September, 2010.

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

By: 

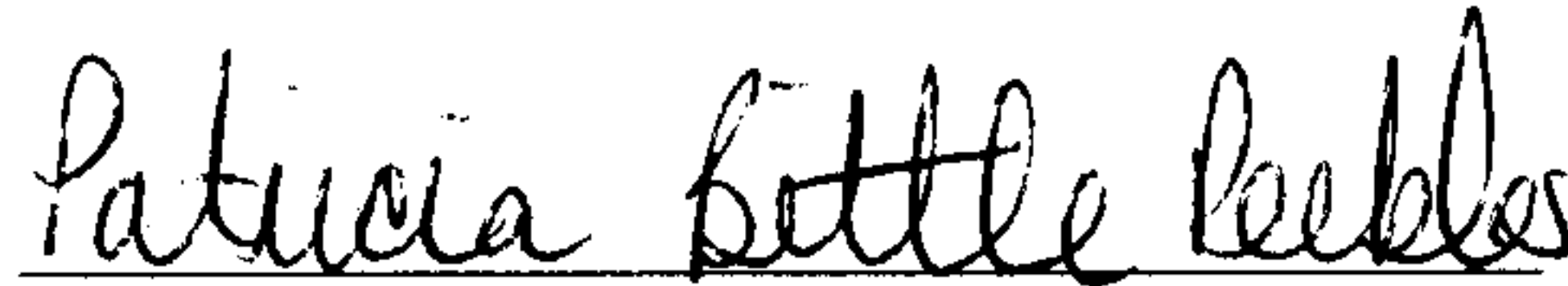
Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca B. Redmond, 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, her, 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 2nd day of September, 2010.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-000882

MY COMMISSION EXPIRES NOVEMBER 12, 2013

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