

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
John M. Alexander
Susan G. Alexander

100 Heather Way
Pelham AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred fifteen thousand five hundred and 00/100 Dollars (\$115,500.00) to the undersigned, Fannie Mae aka 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto John M. Alexander, and Susan G. Alexander, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Heather Ridge, Second Addition, Phase One, as recorded in Map Book 20, Page 22, in the Office of 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.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easement/right-of-way to Colonial Pipeline as recorded in Book 223 Page 431; Book 268 Page 211; Book 268, Page 817; Book 377, Page 416 and Book 220, Page 505.
4. Permit to Alabama Power Company recorded in Book 131, Page 192; Book 307, Page 184 and Book 211, Page 672.
5. Restrictive covenants recorded in Instrument No. 1995-17997.
6. Covenant for Storm Water run-off control in Instrument No. 1995-19578 (deed out of developer)/
7. Restrictions, easements and building lines as shown on recorded map.
8. 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. 20100602000173670, in the Probate Office of Shelby County, Alabama.

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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 3rd day of November, 2010.

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

State of Alabama
Deed Tax : \$115.50


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 Jeff G. Underwood, whose name as Attorney of Sirote & Permutt, P.C., as Attorney in Fact for Fannie Mae aka 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, 2010.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2010-002960

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A10124K