



20110107000007600 1/2 \$91.00
Shelby Cnty Judge of Probate, AL
01/07/2011 08:51:00 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:
Western Properties, LLC

3360 Dawsey Allison Blvd
Hueytown AL 35023

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-five thousand and 00/100 Dollars (\$75,000.00) to the undersigned, PNC Bank, National Association successor by merger to National City Bank successor by merger to National City Mortgage Co., a corporation, (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 Western Properties, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 189, according to the survey of Camden Cove, Sector 1, as recorded in Map Book 25, Page 33, A, B, and 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. Easement/right-of-way to Alabama Power Company as recorded in Book 48 Page 589.
4. Sink hole exception as set out in that certain Declaration of Protective Covenants as recorded in Inst. 1999-10604.
5. Permit to Alabama Power Company as recorded in Deed Book 247, Page 839.
6. Oil and Gas Lease to Atlantic Richfield Company as recorded in Deed Book 321, Page 626.
7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Inst. No. 1999-41873.
8. Restrictions with Alabama Power Company for underground distribution as recorded in Inst. No. 1999-22218.
9. 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. 20100122000021710, 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 Grantee, his/her heirs and assigns, forever.

2010-000104 *SWD*



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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 17th day of December, 2010.

PNC Bank, National Association successor by merger to
National City Bank successor by merger to National City
Mortgage Co.

By: [Signature]
Doug Stoutenborough
Its ASSISTANT VICE PRESIDENT

STATE OF Ohio

COUNTY OF Hamilton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
DOUG STOUTENBOROUGH whose name as ASST. VICE PRESIDENT of PNC Bank,
National Association successor by merger to National City Bank successor by merger to National City
Mortgage Co., 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.

Given under my hand and official seal, this the 17th day of December, 2010.

[Signature]
NOTARY PUBLIC JERRIANN BRUNS
My Commission expires: 2/28/15
AFFIX SEAL

2010-000104