



20110112000012330 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
01/12/2011 03:49:35 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:
Ernest L. Burnley, Jr.

303 Sterling Oaks Drive
Birmingham, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred ten thousand and 00/100 Dollars (\$110,000.00) 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 Ernest L. Burnley, Jr., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 303, according to survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument 20040701000364570, and Articles of Incorporation of Sterling Oaks Owners Association, Inc. as recorded in Exhibit C of the Declaration of Condominium, and the By - Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided 1/60 interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominium, a Condominium, recorded in Map Book 33, Page 101 A thru D, 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. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the "Condominium Ownership Act, Chapter 8, Section 35-8-1 et seq., Code of Alabama, 1975, and/or the "Alabama Uniform Condominium Act of 1991", Chapter 8A, Section 35-8A-101 et seq., Code of Alabama 1975, as set forth in the Declaration of Condominium of Sterling Oaks Condominium, a condominium, dated March 4, 2004, and recorded in Instrument Number 20040316000134350; amended by First Amendment to Declaration of Condominium recorded in Instrument Number 20040701000364670, in the Probate Office of Shelby County, Alabama; in the By-Laws of Sterling Oaks Owners Association, Inc., recorded in Instrument Number 20040316000134350 in said Probate Office, in the Articles of Incorporation of Sterling Oaks Owners Association, Inc., recorded in Instrument Number 20040316000134350, in said Probate Office; in any instrument creating the estate or interest of this policy; and in any other allied instrument referred to in any of the instruments.
4. Grading and drainage agreement as recorded in Instrument Number 1997-38360.
5. Easement(s)/Right(s) of Way granted Alabama Power Company recorded in Deed Book 252, Page 182; Deed Book 252, Page 184; Instrument Number 20031001000661210; Book 347, Page 472 and Book 345, Page 673.
6. Agreement with Blue Cross Blue Shield as recorded in Misc. Book 191, Page 690.
7. Temporary Slope Easement to Wren Development as recorded in Deed Book 330, Page 453.
8. Declaration of protective covenants, agreements and charges and liens for Riverchase (Business) recorded in Misc. Book 13, Page 50, as amended by Amendment No. 1 in Misc. Book 15, Page 189 and further amended by Amendment No. 2 recorded in Misc. Book 19, Page 633 in said Probate Office.
9. Item 6 in deed recorded in Deed Book 331, Page 757, in said Probate Office, to wit: Said property conveyed by this instrument is hereby restricted to use as a multi-family development and related uses with a density not to exceed twelve (12) units per acre as defined in the Riverchase Architectural Committee Development Criteria for Planned Multi-Family (PR-2) District of Riverchase, dated April 11, 1980, unless a change in use is authorized pursuant to the Riverchase Business Covenants, described in paragraph 5 in deed, said restriction to be effective for the same period of time as the Riverchase Business Covenants.
10. Change of Use Agreement by and between the Harbert Equitable Joint Venture and Riverchase Properties dated February 6, 1989 and letter agreement dated January 9, 1989 incorporated by reference in Real Book 236, Page 56, in said Probate Office.
11. Amended and Restated Non-Exclusive Easement as recorded in Instrument Number 20040316000134370.
12. Amended and Restated License as recorded in Instrument Number 20040316000134360.
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. 20100510000145490, in the Probate Office of Shelby County, Alabama.





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\$107,211⁰⁰ 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 29th day of December, 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 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 29th day of December, 2010.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL MY COMMISSION EXPIRES JANUARY 14, 2014

2010-003036

A1013J4

Shelby County, AL 01/12/2011
State of Alabama
Deed Tax: \$3.00