

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

Send Tax Notice to:
John C. Smith

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty thousand and 00/100 Dollars (\$50,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto John C. Smith, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 407, 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, Alabama, and to which said Declaration of Condominium the By-Laws of 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. Easement/right-of-way to Alabama Power Company as recorded in Book 2 Page 792 and Book 2, Page 797.
4. Easements, building lines and restrictions as shown on recorded map
5. A storm sewer and drainage easement between Daniel U.S. Properties, Ltd., and Daniel Properties, XV, in Book 86, Page 349
6. Sewer line easement and connection agreement between Daniel U.s. Properties, Ltd., and Daniel Properties, XV, in Book 43, Page 611 and modified in Book 86, Page 355 and further modified in Instrument No. 1994-3406
7. Reservation as contained in deed in Instrument no. 1994-3407.
8. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
9. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitaions 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, Sections 35-8A-101 et seq., Code of Alabama 1975 or set forth in the Declaration of Condominium of Horizon, a Condominium dated 09-19-01 and recorded in Instrument no. 2001-40927 in the probate Office of Shelby County, Alabama; in the By-Laws of Horizon Condominium Association, recorded in Inst. No. 2001-40927 in said Probate Office; in the Articles of Incorporation of Horizon Condominium Development Inc., recorded in Inst. No. 2001-40923 in said Probate Office; in any instrument creating the estate of interest insurd by this policy; and in any other allied instrument referred to in any of the instruments aforesaid.
10. 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. 20100204000035520, in the Probate Office of Shelby County, Alabama.



Shelby County, AL 01/19/2011
State of Alabama
Deed Tax: \$50.00

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 12th day of January, 2011.

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 Caroline E. Walker, 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, 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 12th day of January, 2011.

Patricia Little Keebler

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 12, 2013

2010-000719

A10062Y