



20110126000027250 1/2 \$41.50
Shelby Cnty Judge of Probate, AL
01/26/2011 12:50:35 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:
Charles L. Phinney

1001 Grande View Pass
Maylene, AL 35114

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred ninety-nine thousand two hundred fifty and 00/100 Dollars (\$299,250.00) 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 Charles L. Phinney, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1501 according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 15th Addition as recorded in Map Book 32, Page 126, Shelby County, Alabama Records.

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 138 Page 170.
4. Restrictive covenant as recorded in Instrument No. 1995-05892; First Amendment Instrument Number 1995-28543; Supplementary Declaration of Protective Covenants Instrument Number 1995-28544; Instrument Number 1996-00339; Instrument Number 1996-29192; Instrument Number 2000-4501; Instrument Number 2001-01049; Instrument Number 20040223000092860.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
6. Terms, conditions and restrictions as set forth in the Articles of Incorporation of the Grande View Estates Homeowners Association Inc. as recorded in Instrument Number 1995-05891.
7. Mineral and mining rights and rights incident thereto, Right of First Refusal, Release of damages, Sinkhole and covenants for Storm Water Runn-Off Control and restrictions as recorded in Instrument Number 20040310000121530.
8. Rights, easements, restrictions or covenants granted to Alabama Power company, City of Alabaster and Francis M. Randall and Harriett Randall, as referred to in that certain deed recorded in Instrument Number 1994-26505.
9. Decree of Condemnation Case No. 28-97, Alabama Water and Gas vs Kimberly Clark Corporation as referred to in that certain deed recorded in Instrument Number 1994-26505.
10. Restrictions as shown on recorded plat.
11. 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. 20100913000297210, in the Probate Office of Shelby County, Alabama.

\$ 273,003.00 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.

Shelby County, AL 01/26/2011
State of Alabama
Deed Tax: \$26.50



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


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2010-004902

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A1022K6