

This Document prepared by: David A. Bedgood Bedgood Law Firm, LLC 160 Yeager Parkway, Suite 105 Pelham, Alabama 35124 205-663-9777 205-663-4333 fax david@bedgoodlaw.com	Send tax notice to: Maria R. Canales <u>1229 Old Cahaba Trace</u> <u>Helena, AL 35080</u> File # DAB 11-449
---	---

THE STATE OF ALABAMA)
 COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, First Federal Bank, for and in consideration of Seventy thousand and no/100 dollars (\$70,000.00) and other good and valuable consideration received from Maria R. Canales, (the "Grantee") and to Grantee's heirs and assigns does GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, the Grantee's heirs, successors and assigns, the real property located in Shelby County and State of Alabama, and more particularly described as follows:


Lot 87, Block 1, according to the map of Cahaba Valley Estates, Fifth Sector as recorded in Map Book 6 page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

Property Address: 1025 Ryecroft Circle
 Pelham, Alabama 35124

Source of Title: Instrument #20110513000143970

Subject to:

1. Taxes and assessments for the year 2011 not yet due and payable.
2. Building setback lines and easements as shown on recorded plat.
3. Declaration of Protective covenants for Cahaba Valley Estates as recorded in Misc Book 8 page 638 in the Office of the Judge of Probate of Shelby County, Alabama.
4. Transmission Line Permit to Alabama Power Company recorded in Deed Book 108 page 378, in the office of the Judge of Probate of Shelby County, Alabama.
5. Transmission Line Permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Deed Book 284, page 472 in the office of the Judge of Probate of Shelby County, Alabama.
6. Title to all oil gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 290 page 89, in the office of the Judge of Probate of Shelby County, Alabama.


 20111004000293060 1/2 \$85.00
 Shelby Cnty Judge of Probate, AL
 10/04/2011 09:51:14 AM FILED/CERT

Shelby County, AL 10/04/2011
 State of Alabama
 Deed Tax: \$70.00

7. Statutory right of redemption of all parties lawfully entitled thereto pursuant to Title 6-5-247, et seq., Code of Alabama, 1975, and amendments thereto which right of redemption arises from foreclosure recorded in Instrument Number 20110513000143970.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, the Grantee's heirs, successors and assigns forever.

And the Grantor covenants with the Grantee that Grantor is well seized of the above described premises, has a good and indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as above written, and represents and warrants that the same are free from all liens, claims and encumbrances created by or through Grantor, except for real estate taxes and assessments, general and special, which are a lien but not yet due and payable, and any and all other liens, claims and encumbrances created by or through Grantor, and that Grantor will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee, their heirs, successors and assigns, against all lawful claims and demands made by any person claiming by or through Grantor, except as aforesaid.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name, by its undersigned officer, on this the 27 day of September 2011.

Signed in the presence of

First Federal Bank

Anita Billings
Payee Holmes

Charles G. Wolbach
By: Charles G. Wolbach
Its President

THE STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Charles G. Wolbach, whose name as President of First Federal Bank, 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 said President, with full authority, executed the same voluntarily for and as the act of said First Federal Bank.

Given under my hand and seal this 27th day of September, 2011.

SEAL

Anita Billings
Notary Public
My Commission Expires: 09-03-2012



20111004000293060 2/2 \$85.00
Shelby Cnty Judge of Probate, AL
10/04/2011 09:51:14 AM FILED/CERT

