

20120106000007050 1/2 \$117.50  
Shelby Cnty Judge of Probate, AL  
01/06/2012 10:38:55 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:  
Larry D. Moore  
Brooke L. O'Brien  
2226 Village Lane  
Calera, AL 35040

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred two thousand four hundred fifty and 00/100 Dollars (\$102,450.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Larry D. Moore, and Brooke L. O'Brien, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 295, according to the Survey of Waterford Village Sector 5 Phase 3 as recorded in Map Book 37, Page 65 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Shelby County as recorded in Book 240, Page 36.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 2004, Page 35497; Book 2005, Page 56363 and Book 2005, Page 56420.
5. Easement/right-of-way to Gulf States Paper Corporation as recorded in Book 2006, Page 14603.
6. Restrictive covenant as recorded in Book 2005, Page 59712.
7. Mineral and mining rights as recorded in Instrument Number 1995-1640 and Real 345, Page 744.
8. Ordinance with City of Calera, as recorded in Instrument Number 2000-0006.
9. Terms and Conditions as recorded in Instrument Number 1995-1640.
10. Terms, Conditions and Restrictions as recorded in the Waterford Homeowners Association as recorded in Book 2001, Page 12817.
11. Terms, Conditions and Restrictions as contained in the Waterford, LLC as recorded in Instrument Number 1999-49065.
12. Declaration of Restrictions, Covenants and Easements as recorded in Book 2000, Page 40215 and Amended in Instrument Number 2001-12819.
13. Grant to the State of Alabama for railroad, as recorded in Real 278, Page 5.
14. Release of damages as recorded in Instrument Number 1995-1640 and Real 345, Page 744.
15. Restrictions as shown on recorded plat.
16. 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 Number 20110623000184110, in the Probate Office of Shelby County, Alabama.

§ 81,960.00 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 Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27th day of December, 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 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 27th day of December, 2011.



NOTARY PUBLIC

My Commission expires: MY COMMISSION EXPIRES JANUARY 14, 2014

AFFIX SEAL

2011-002729

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Deed Tax: \$102.50