



20120112000015930 1/2 \$75.00  
Shelby Cnty Judge of Probate, AL  
01/12/2012 02:03:39 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:  
Dave Gardner

*1450 Amberly Woods Cove*  
*Helena AL 35080*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty thousand and 00/100 Dollars (\$60,000.00) 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 Dave Gardner, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Amberly Woods, 3rd Sector, Phase I, as recorded in Map Book 20, Page 88 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. Easement/right-of-way to Alabama Power Company as recorded in Volume 55, page 454; Volume 52, page 10 and Volume 52, page 193.
4. Easement/right-of-way to Plantation Pipeline as recorded in Volume 113, page 59; Volume 112, page 277 Volume 112, page 362 and Volume 112, page 586.
5. Easement/right-of-way to Colonial Pipeline as recorded in Volume 223, page 431; Volume 263, page 211; Real 286 page 81 and Instrument Number 1995-30589.
6. Restrictive covenant as recorded in Instrument Number 1996-5628 .
7. Sewer Easement appearing of record in Volume 301, page 209.
8. 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
9. Easement to J. Harris Development recorded in Volume 299, page 358.
10. Travelway Agreement recorded in Instrument Number 1997-10156.
11. Easement/right of way granted to Southern Natural Gas Company as recorded in Volume 91, page 238.
12. Restrictions as shown on recorded plat.
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. 20110823000249170, in the Probate Office of Shelby County, Alabama.

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 01/12/2012  
State of Alabama  
Deed Tax: \$60.00



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 10th day of January, 2012.

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 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, 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 10th day of January, 2012.

  
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL, My Commission Expires January 14, 2014

2011-004209

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