



20120308000081060 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
03/08/2012 10:08:16 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:  
Roger M. Lugo

1904 Stone Brook Lane  
Birmingham AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred sixty-eight thousand one hundred fifty and 00/100 Dollars (\$168,150.00) 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 Roger M. Lugo, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14-A, according to the Map of The Cottages of Brook Highland, as recorded in Map Book 16, Page 129, 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 Real Vol. 207, Page 380 and Real Vol. 270, Page 83.
4. Easement/right-of-way to Water Works and Sewer Board of the City of Birmingham as recorded in Real 194, Page 1 and Real Vol 194, Page 43.
5. Mineral and mining rights as recorded in Deed Book 327, Page 553 and Deed Book 32, Page 183.
6. Natural lime sinks as noted on the recorded subdivision map as recorded in Map Book 16, Page 129
7. Sewer line easement in Real Vol 107, Page 976.
8. Restrictive Agreement in Real Vol 220, Page 339.
9. Declaration of Protective Covenants in Real 194, Page 54 and Real Vol. 288, Page 466 and amended by First Amendment to Declaration of Protective Covenants as recorded in Inst. 19936-11895; Articles of Incorporation of Stone Brook Residential Association, Inc. in Book 41, Page 518 and the Bylaws of StoneBrook Residential Association, Inc. in Book 41, Page 530.
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 Inst. No. 20110824000250570, in the Probate Office of Shelby County, Alabama.

\$ 171,765.00 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.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 21st day of February, 2012.

Fannie Mae aka Federal National Mortgage Association  
By and through Sirote & Permutt, P.C., as Attorney in Fact

By: \_\_\_\_\_

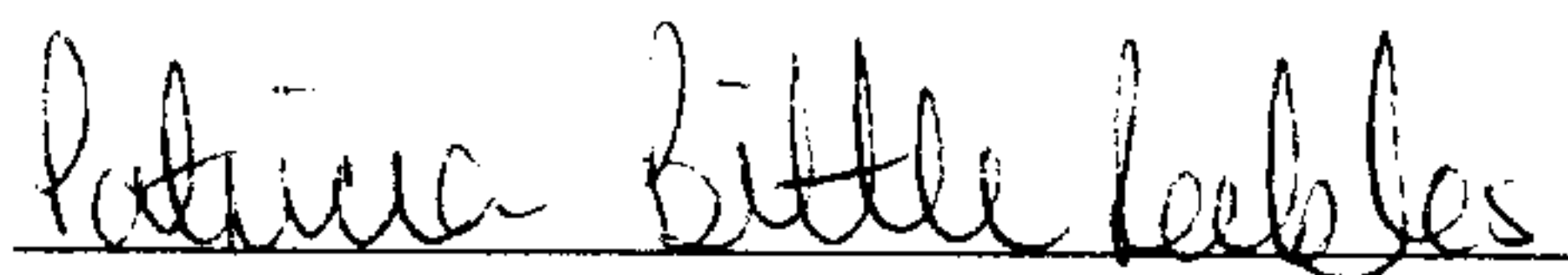
Its Attorney

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 21st day of February, 2012.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2011-003603

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A11141Y



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