



This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Nathan Helms

295 Waterford Cove Trail  
Culver, Ala 35040

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred fifty-five thousand and 00/100 Dollars (\$155,000.00) to the undersigned, Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, a corporation, (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 Nathan Helms, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 590, according to the Survey of Waterford Cove, Sector 1, as recorded in Map Book 28, Page 68, 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. A 15 foot alley, as shown on recorded map.
4. An 8 foot easement, as shown n recorded map.
5. Right of Way to Shelby County, as recorded in Deed Book 240, Page 36.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Instrument 1995, Page 1640 and Real 345, Page 744.
7. Terms and conditions, as recorded in Instrument 1995, Page 1640.
8. Release of damages, as set forth in Instrument 1995, Page 1640 and Real 345, Page 744.
9. Articles of Waterford Homeowners Association, as recorded in Instrument 2001, Page 12817.
10. 8 foot easement on the front reserved from Waterford Trail.
11. Articles of Organization of Waterford, LLC, as recorded in Instrument #1999-49065.
12. Restrictive covenants as recorded in Instrument 2001-12818.
13. Declaration of restrictions, covenants and easements, as recorded in Instrument 2000, Page 40215 and amended in Instrument 2001-12819.
14. Restrictive covenants as recorded in Instrument 2001-25860.

\*2011-002172\* \*SWD\*

15. 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 20110708000198230, in the Probate Office of Shelby County, Alabama.

\$ 151,070.00 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 20th day of April, 2012.

Bank of America, N.A., successor by merger to BAC  
Home Loans Servicing, LP

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

Its Trisha Mothershed, AVP

STATE OF Arizona

COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Trisha Mothershed, whose name as AVP of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 11 day of April, 2012.

  
~~NOTARY PUBLIC~~

My Commission expires:

04/17/12

AFFIX SEAL

2011-002172



20120425000141860 2/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
04/25/2012 09:28:25 AM FILED/CERT

Shelby County, AL 04/25/2012  
State of Alabama  
Deed Tax: \$4.00

