



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

Send Tax Notice to:
Scott R. Zinda

*505 Sheffield Way
Birmingham AL 35242*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred seventy-five thousand and 00/100 Dollars (\$275,000.00) 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 Scott R. Zinda, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2217, according to the Map of Highland Lakes, 22nd Sector, Phase I, an Eddleman Community, as recorded in Map Book 33, Page 79 A and B, in the Probate Office of Shelby County, Alabama; being situated in 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 The Water Works and Sewer Board of The City of Birmingham as recorded in Instrument 20040311000126900.
4. Restrictive covenant as recorded in Instrument 1994-7111, Instrument 1996-17543, Instrument 1999-31095 and Instrument 20040823000471390 .
5. Mineral and mining rights as recorded in Deed Book 28, Page 237.
6. Easement for Ingress and Egress to serve Highland Lakes Development executed by Highland Lakes Development, LTD to Highland Lakes Properties, Ltd. recorded as Instrument 1993-15704.
7. Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded in Instrument 9402/3947.
8. Release of damages as set out in Instrument 20040709000381100.
9. Cable Agreement as set out in Instrument 1997-19422.
10. Lake Easement Agreement, provided for easements, use by others and maintenance of Lake Property described within Instrument 1993-15705.
11. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in and as referenced in deed(s) recorded in Instrument 20040709000381110 and Instrument 20041117000633770.
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 20110719000210060, in the Probate Office of Shelby County, Alabama.

\$ 265,000.00 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.



Shelby County, AL 07/16/2012
State of Alabama
Deed Tax: \$10.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 9th day of July, 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 9th day of July, 2012.

Kathleen Little Lebles
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-003630

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A110YP6



20120716000252680 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
07/16/2012 09:58:13 AM FILED/CERT