

20120717000255760 1/2 \$50.00
Shelby Cnty Judge of Probate, AL
07/17/2012 01:47:04 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:
Lewis Charles Brockette

*1908 Indian Lake Drive
Birmingham, AL 35244*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred seventy-four thousand nine hundred and 00/100 Dollars (\$174,900.00) 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 Lewis Charles Brockette, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Indian Valley Lake Estates, as recorded in Map Book 6, Page 20, 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. Building setback line of 35 feet reserved from Indian Lake Drive as shown by plat.
4. Public easements as shown by recorded plat, including 7.5 foot easement on the Northerly side and an irregular easement on the rear of lot.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Book 111, Page 625; Book 121, Page 294; Book 4, Page 442 and Book 73, Page 283 in Probate Office.
6. Restrictions, covenants and conditions as set out in instrument recorded in Book 2, Page 298; Book 8, Page 70; Book 8, Page 166; Book 11, Page 746; Book 16, Page 768; Book 22, Page 589; Book 3, Page 717 and corrected in Book 5, Page 815.
7. Restrictions, limitations and conditions as set out in Book 6, Page 20.
8. Agreement with Shelby County as to roadways, etc., and release of damages as set out in Book 7, Page 771; Book 7, Page 818 and Book 1, Page 534 in Probate Office.
9. Restrictions as shown on recorded plat.
10. 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. 20120420000136590, in the Probate Office of Shelby County, Alabama.

\$ 139,900.00 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.



12-0534

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 11th 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 11th day of July, 2012.

Patricia Bittle Beebles

NOTARY PUBLIC

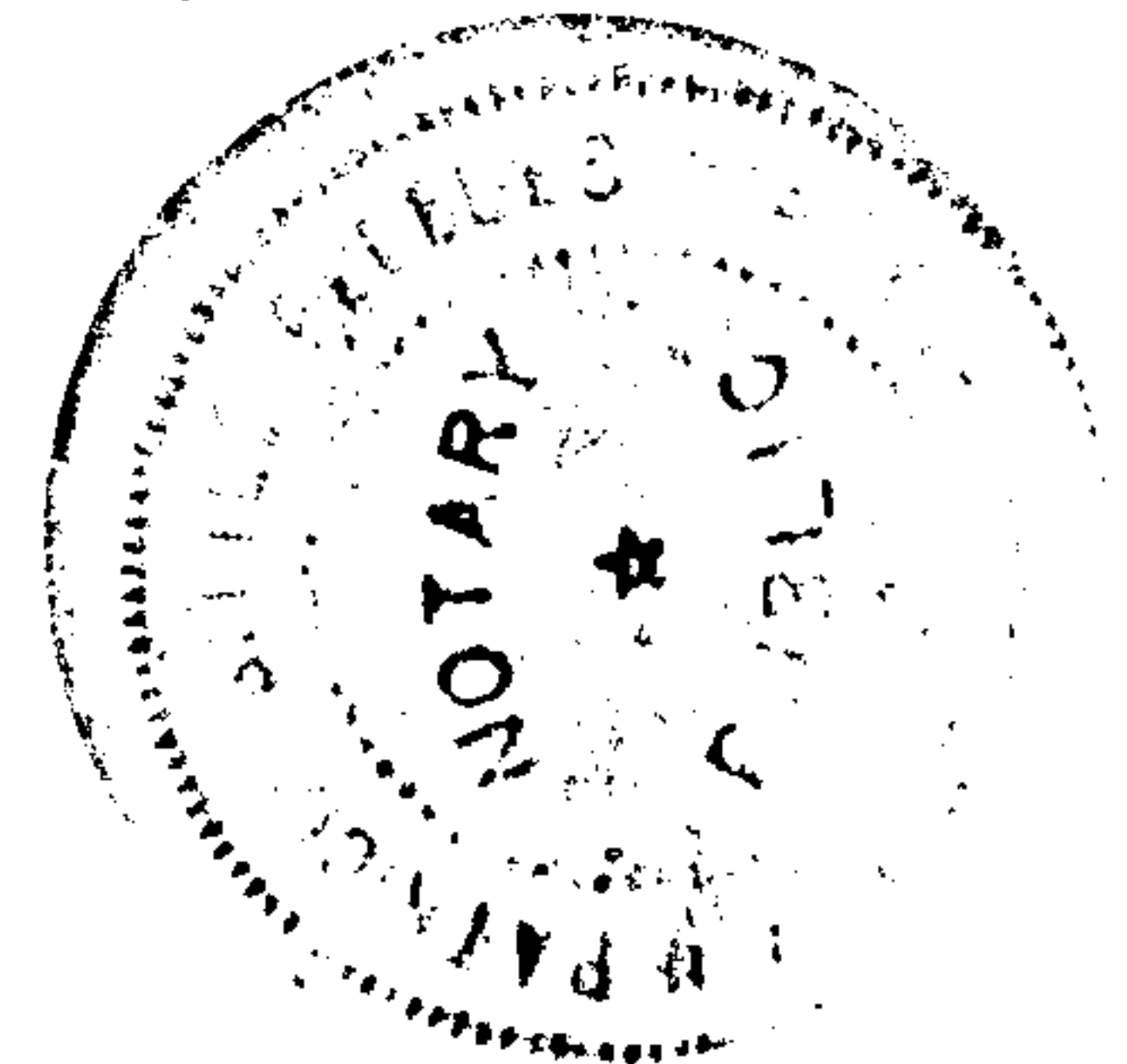
My Commission expires:

AFFIX SEAL

2012-001568

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A120N0K



20120717000255760 2/2 \$50.00
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 07/17/2012
State of Alabama
Deed Tax: \$35.00