

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

Send Tax Notice to:
WCB Realty Company LLC

TVL900691

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Fifty-Nine Thousand Forty-Three And 50/100 (\$159,043.50) to the undersigned, Fannie Mae aka Federal National Mortgage Association, 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 WCB Realty Company LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7. according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 3rd Addition, as Recorded in Map Book 20, Page 111, 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. Restrictive covenant as recorded in Instrument No. 1996-20683.
4. Declaration of Protective Covenants for Grande View Estates, Givianpour Addition to Alabaster as recorded in Instrument No. 1995-5892; 1st Amendment to Declaration of Protective Covenants for Grande View Estates 1st Addition in Instrument No. 1995-28543; Supplementary Declaration of Protective Covenants for Grande View Estates 2nd Addition in Instrument No. 1995-28544; Supplementary Declaration of Protective Covenants for Grande View Estates 3rd Addition in Instrument No. 1996-339; Supplementary Declaration of Protective Covenants for Grande View Estates 3rd Addition, Phase II, recorded in Instrument No. 1996-26258; Supplementary Declaration of Protective Covenants for Grande View Estates 4th Addition as recorded in Instrument No. 1996-29192; Supplementary Declaration of Protective Covenants for Grande View Estates, Givianpour Addition to Alabaster, Grande View Garden and Townhomes, 1st Addition as recorded in Instrument No. 1999-38603; Supplementary Declaration of Protective Covenants for Grande View Estates 5th Addition as recorded in Instrument No. 1996-37928; Supplementary Declaration of Protective Covenants for Grande View Estates 6th Addition as recorded in Instrument No. 20031029000722160; Supplementary Declaration of Protective Covenants for Grande View Estates 7th Addition as recorded in Instrument No. 1996-37929; Supplementary Declaration of Protective Covenants for Grande View Estates 9th Addition, Phase I as recorded in Instrument No. 2000-4501; Supplementary Declaration of Protective Covenants for Grande View Estates 9th Addition, Phase II as recorded in Instrument No. Instrument No. 2001-1048; Supplementary Declaration of Protective Covenants for Grande View Estates 10th Addition as recorded in Instrument No. 2001-1049; Supplementary Declaration of Protective

- Covenants for Grande View Estates 15th Addition as recorded in Instrument No. 20040223000092860 and any subsequent amendments.
5. Articles of Incorporation of Grande View Residential Association, Inc. as recorded in Instrument No. 1995-5890.
 6. Articles of Incorporation of Grande View Estates Swim & Tennis Club, Inc. as recorded in Instrument No. 1997-19648
 7. Easements, rights of ways, building lines, restrictions, covenants, conditions, reservations and limitations affecting the land.
 8. Restrictions as shown on recorded plat.

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 18th day of December, 2019.

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, 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 association, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 18th day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 7-19-2020

AFFIX SEAL

2017-000343

A160D00

Seller's Address:

Fannie Mac, PO Box 650043, Dallas, TX 75265-0043



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2020 03:58:15 PM
\$26.00 CHERRY
20200102000004330

Allen S. Boyd