

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

Send Tax Notice to:
Coralie Ann Pollock

2644 Hwy 45
Sterrett, AL 35147

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty thousand five hundred and 00/100 Dollars (\$120,500.00) 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 Coralie Ann Pollock, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the southwest 1/4 of the northwest 1/4 of section 14, township 18 south, range 1 east more particularly described as follows:

Commence at the southwest corner of said 1/4-1/4 section and run east along south line of said 1/4-1/4 section 891.90 feet to the southeast corner of B. Kendrick property; said southeast corner being the point of beginning of herein described property; from point of beginning, continue east along last described course 379.12 feet to a point of intersection with the westerly right of way line of a county road; thence an angle left of 89 degrees 31 minutes and run northerly along westerly right of way line of said road 484.10 feet to a point of curve to the left, said curve having a radius of 1368.68 feet; thence along arc of said curve 132.58 feet; thence an angle to the left of 106 degrees 34 minutes to tangent and run southwesterly along center line of a 10 foot dirt drive 181.38 feet; thence an angle left of 22 degrees 32 minutes and run southwesterly along center line of said drive 119.75 feet; thence an angle left of 16 degrees 09 minutes and run southwesterly along center line of said drive 223.6 feet; thence an angle left of 27 degrees 01 minutes and run in a southerly direction 272.25 feet to point of beginning, 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. Ingress and egress easement recorded in Deed Book 324, Page 154.
4. 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. 20100406000103500, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 09/15/2010
State of Alabama
Deed Tax : \$6.50



\$ 119,475.00 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 25th day of August, 2010.

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 25th day of August, 2010.


NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2010-001847

A100MCY

