

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

Send Tax Notice to:
Concetta C. Miller
John B. Miller
104 Penhale Park Rd.
Helena, AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-six thousand five hundred and 00/100 Dollars (\$126,500.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Concetta C. Miller, and John B. Miller, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Penhale Park Subdivision Final Plat Lots 1 through 16 recorded in Map Book 33, Page 97, Shelby County, Alabama Records.

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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Inst. 20040629000355430.
4. Easement/right-of-way to Shelby County as recorded in Volume 271, Page 739 and 718.
5. Easement/right-of-way to Colonial Pipeline as recorded in Volume 267, Page 834 and Volume 222, Page 209.
6. Restrictive covenant as recorded in Inst. 20040625000349580 and Inst. 20040629000355430.
7. Easement for roadway recorded in Real 108, Page 341 in the Probate Office of Shelby County, Alabama
8. Agreement with Alabama Power Company and Colonial Pipeline recorded in Real 386, Page 398 in the Probate Office of Shelby County, Alabama
9. Rights of others to use so much of subject property as may lie in any roadway
10. Restrictions as shown on recorded plat.
11. 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 Inst. No. 20110928000287700, in the Probate Office of Shelby County, Alabama.

\$ 101,200.00 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 Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 25th day of January, 2012.

Fannie Mae aka Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact

By: _____

Its Attorney



20120202000039810 2/2 \$40.50
Shelby Cnty Judge of Probate, AL
02/02/2012 11:52:06 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca B. Redmond, 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, she, 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 January, 2012.

Patricia Battle Bables

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2011-004233

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A1119M0

