

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

Send Tax Notice to:
Matthew G. Landry

624 FOOTHILLS TRACE
CHELSEA, AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred seventy-nine thousand nine hundred and 00/100 Dollars (\$179,900.00) 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 Matthew G. Landry, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Subdivision plat of Foothills Point, Third Sector, as recorded in Map Book 35, Page 136 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the common areas as more particularly described in the Foothills Point Declaration of Covenants, Conditions and Restrictions recorded in Instrument #20031223000824110 in the probate Office of Shelby County, Alabama, (Which, together with all amendments thereto, is hereinafter collectively referred to as the "declaration").

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 Alabama Power Company as recorded in Deed Book 127 page 317.
4. Easement/right-of-way to South Central Bell as recorded in Deed Book 320 page 931 and Deed Book 336 page 230.
5. Restrictive covenant as recorded in Inst. 20051102000569440..
6. Mineral and mining rights as recorded in Deed Book 69 page 177.
7. Distribution easement to Alabama Power Company as recorded in Inst. 20040102000000400; Inst. 20040629000354940 and Inst. 20040629000355000.
8. Restrictions as shown on recorded plat.
9. 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 Number 20111115000343830, in the Probate Office of Shelby County, Alabama.



\$ 183,571.00 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 9th day of May, 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 May, 2012.


NOTARY PUBLIC

My Commission expires:

AFFIX SEAL MY COMMISSION EXPIRES JANUARY 14, 2014

2012-000171

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Shelby Cnty Judge of Probate, AL
05/18/2012 02:05:47 PM FILED/CERT