

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

Send Tax Notice to:  
Coby Dozier

4004 Old Cahaba Pkwy.  
Helena, AL 35080

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Eighty Thousand And 00/100 (\$180,000.00) 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 Coby Dozier, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1302, according to the map of Old Cahaba IV, 2nd Addition as recorded in Map Book 33, Page 110, in the office of the Judge of Probate 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 #20040714000389340.
4. Title to that portion of insured premises lying below the mean high water mark of Cahaba River.
5. Riparian and littoral rights incident to insured premises.
6. Right of third parties, including the public at large with respect to any portion of the property located in a public right of way if any.
7. Title to all minerals, oil and gas within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as reserved in Book 15 at Page 415, Book 61 at Page 164; Real Volume 133 at Page 277; and Real Volume 321 at Page 629.
8. Easements, rights of ways, building lines, restrictions, covenants, conditions, reservations and limitations affecting the land.
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 #20141017000329240 and corrected in Instrument #20151009000009890, in the Probate Office of Shelby County, Alabama.

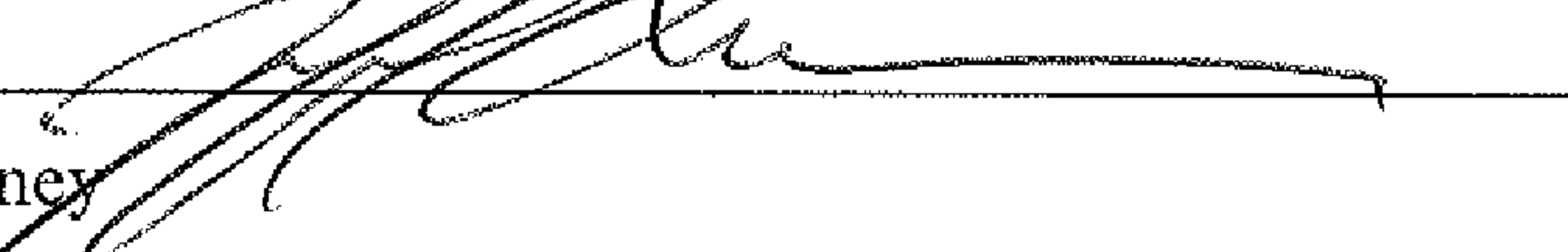
\$ 176,739.<sup>00</sup> of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 1st day of May, 2015.

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 1st day of May, 2015.

  
NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

2014-004419

MY COMMISSION EXPIRES 03/07/2017

A141BT8

Seller's Address:  
Fannie Mae  
PO Box 650043  
Dallas, TX 75265-0043



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/07/2015 08:58:32 AM  
\$20.50 CHERRY  
20150507000149140

