20050916000483300 1/2 $22.50
Shelby Cnty Judge of Probate,AL
09/16/2005 04:10:36PM FILED/CERT

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

Send Tax Notice to:
Jatonia L. Dial
261 King Arthur Place
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-one thousand five hundred and 00/100 Dollars ($131,500.00) to the undersigned Grantor, Federal National Mortgage Association, a corporation, (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 Jatonia L. Dial, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 519, according to the Survey of Spring Gate, Phase 5, as recorded in Map Book 27, 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. Restrictions, easements and setback lines as shown on recorded plat.

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. 20050802000390280, in the Probate Office of Shelby County, Alabama.

$ 123,000.00 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.

Shelby County, AL 09/16/2005
State of Alabama

Deed Tax:$8.50

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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 15th day of August, 2005.

Federal National Mortgage Association

by, _____

Its Belinda Ferguson

STATE OF TEXAS

COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Belinda Ferguson, whose name as Vice President of 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 15th day of August, 2005.

_____
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

NOTARY PUBLIC STATE OF TEXAS
HEIDI A. JONES
Notary Public, State of Texas
My Commission Expires 02-19-06

2005-001163