

INVESTOR NUMBER: 1699376886

EVERHOME MORTGAGE COMPANY LOAN NO. 9000438413

MORTGAGOR(S): CHARLES J. SEALS AND ANITA M. SEALS

THIS INSTRUMENT PREPARED BY:

Cynthia W. Williams
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Everhome Mortgage Company**, does hereby grant, bargain, sell, and convey unto Grantee, **Fannie Mae a/k/a Federal National Mortgage Association**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 11 according to the survey of Phase One, Hidden Creek
Townhomes as recorded in Map Book 27, page 49, Shelby County,
Alabama records.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, **EVERHOME MORTGAGE COMPANY**, a corporation, has caused this conveyance to be executed by Eric Tate, its Asst. Secretary, who is duly authorized, on the 18 day of Feb, 2008.

EVERHOME MORTGAGE COMPANY

[AFFIX SEAL]



20080318000111520 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/18/2008 02:36:53PM FILED/CERT

By:

Its:

Eric Tate

ASST. Secretary

STATE OF

Mn

COUNTY OF

Dakota

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Eric Tate, whose name as ASST. Secretary of EVERHOME MORTGAGE COMPANY, 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, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 18 day of Feb, 2008.

[Signature]
Notary Public

My Commission Expires:

4/3/12

