

08/42

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


Send Tax Notice to:

Doretta M. King

Anthony J. King

412 Bent Creek Terrace
Chelsea, AL 35043

SPECIAL WARRANTY DEED


20080626000261550 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
06/26/2008 01:50:17PM FILED/CERT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred fifty thousand and 00/100 Dollars (\$250,000.00) 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 Doretta M. King, and Anthony J. King, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 41, according to the Survey of Bent Creek Subdivision Sector 1, as recorded in the Office of Map Book 36, Page 23, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 126 Page 55.
4. Easement/right-of-way to Bellsouth Telecommunications as recorded in Instrument No. 20051212000641700.
5. Grant of land ease and restrictive covenants in Instrument No. 20051031000564180.
6. 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. 20080103000002180, in the Probate Office of Shelby County, Alabama.

\$ 225,000⁰⁰ 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, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 15th day of May, 2008.

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

By: 

Its Attorney

STATE OF ALABAMA

Shelby County, AL 06/26/2008
State of Alabama

Deed Tax: \$25.00

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/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 15th day of May, 2008.

Patricia B. Peebles
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-000430

MY COMMISSION EXPIRES NOVEMBER 8, 2009

A07D317