

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

Send Tax Notice to:
Irving Douglas Foster
Della Jeanne Foster
1565 Applegate Lane
Alabaster AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty thousand and 00/100 Dollars (\$80,000.00) to the undersigned, Fannie Mae a/k/a 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 Irving Douglas Foster, and Della Jeanne Foster, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 77, according to the survey of Applegate Manor, as recorded in Map Book 9, Page 125, A, B, & C, in the Probate Office of Shelby County, Alabama. Together with all the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to the Applegate Townhouses Association, Inc. by deed recorded in Real 65, Page 201, in the Probate Office of Shelby County, Alabama, and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse recorded in Real 63, Page 634, 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. Restrictions as shown in Deed Book 63, Page 634.
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. 20080411000147010, in the Probate Office of Shelby County, Alabama.

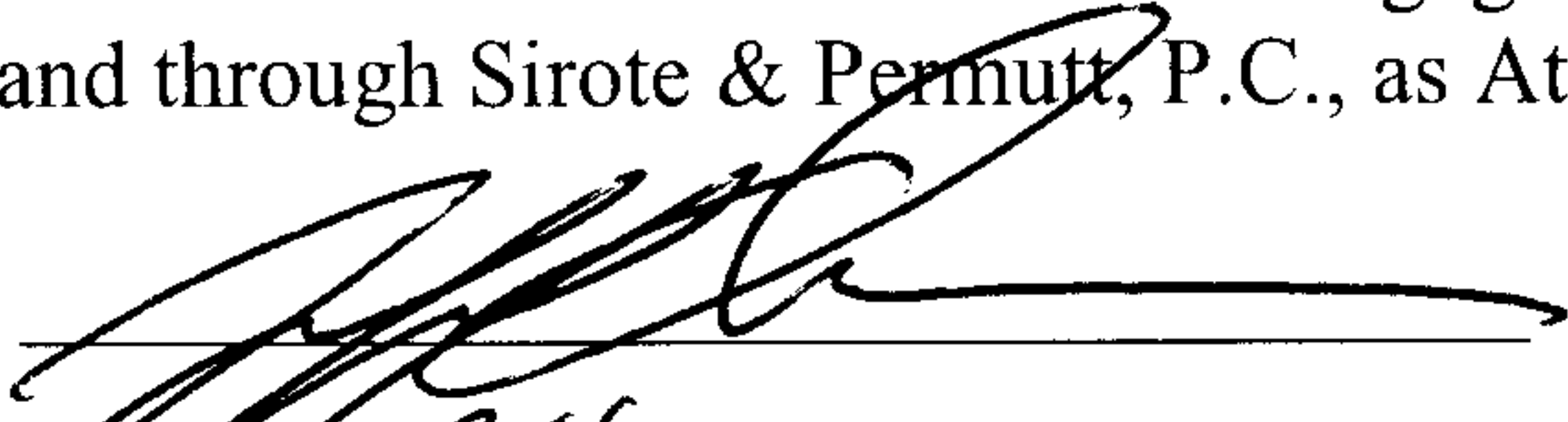
\$64,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

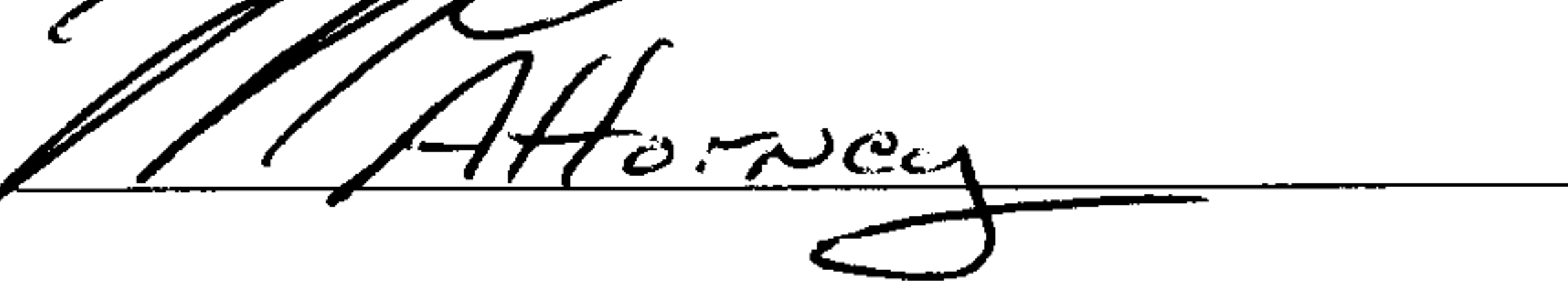
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 22nd day of September, 2008.

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

By: 

Its 

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 a/k/a 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 22nd day of September, 2008.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2008-002396

MY COMMISSION EXPIRES AUGUST 6, 2012

A085509


20080924000378670 2/2 \$30.00
Shelby Cnty Judge of Probate, AL
09/24/2008 02:55:28PM FILED/CERT