



20090102000000260 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
01/02/2009 10:14:20AM 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:

Emily Dunlap

Steven Reid Dunlap

108 Hackberry Circle
Chelsea, AL 35843

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of two hundred seventy thousand and 00/100 Dollars (\$270,000.00) 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 Emily Dunlap, and Steven Reid Dunlap, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 412, according to the Survey of Yellowleaf Ridge Estates, Fourth Sector, as recorded in Map Book 24, Page 125, 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 and covenants appearing of record in Volume 1998, Page 46183.
4. Right-of-way granted to Alabama Power Company recorded in Volume 1999, Page 44336.
5. Agreement with Shelby County Health Department as recorded in Instrument No. 2002-15461.
6. Restrictions as shown on recorded plat. 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. 20080630000266000, in the Probate Office of Shelby County, Alabama.

\$ 244,483.00 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 5th day of December, 2008.

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

By: [Signature]
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 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 5th day of December, 2008.

Patricia B. Peebles

NOTARY PUBLIC

My Commission expires: MY COMMISSION EXPIRES NOVEMBER 8, 2009

AFFIX SEAL

2008-004369

A08B771

Shelby County, AL 01/02/2009
State of Alabama

Deed Tax: \$3.50