

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

Send Tax Notice to:
Phillip Towery
Paula Towery
2018 DIANE LANE
Alabaster AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of twelve thousand and 00/100 Dollars (\$12,000.00) 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 Phillip Towery, and Paula Towery, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of Section 26, Township 17 South, Range 1 East and run thence Northerly along Section line 92.01 feet to the point of beginning; thence continue along last described course Northerly 228.59 feet; thence right 46 deg. and run 329.12 feet; thence right 132 deg. 11 min. and run 256.28 feet; thence right 56 deg. 41 min. and run 121.8 feet; thence left 6 deg. 37 min. and run 196.26 feet to the point of beginning; being situated in the SW 1/4 of the SW 1/4 of Section 26, Township 17 South, Range 1 East, 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. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
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. 20081031000423480, in the Probate Office of Shelby County, Alabama.

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.

Shelby County, AL 02/27/2009
State of Alabama
Deed Tax: \$12.00


20090227000069980 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
02/27/2009 10:41:02AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24th day of February, 2009.

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

By: 

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 24th day of February, 2009.




NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-004668

MY COMMISSION EXPIRES DECEMBER 17, 2012

A08M497


20090227000069980 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
02/27/2009 10:41:02AM FILED/CERT