

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

20090421000147120 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
04/21/2009 03:05:52PM FILED/CERT

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That the undersigned, **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGAINIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by **Jeffrey D. Allcorn**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **Jeffrey D. Allcorn**, the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the SW corner of the SW ¼ of SW ¼ of Section 5 Township 20 South, Range 1 West, Shelby County, Alabama; thence N 00 degrees 00 minutes 23 seconds W, a distance of 420.00 feet; thence N 89 degrees 03 minutes 15 seconds E. a distance of 672.23 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 222.60 feet; thence S. 00 degrees 27 minutes 42 seconds W. a distance of 272.11 feet to a point on the northwesterly R.O.W. line of Shelby County Highway 36, said point being the beginning of a curve to the right, having a radius of 2161.63, central angle of 05 degrees 11 minutes 08 seconds, and subtended by a chord which bears S. 44 degrees 20 minutes 35 seconds W., and a chord distance of 195.57 feet; thence along the arc of said curve and said R.O.W. line, a distance of 195.64 feet; thence N. 41 degrees 52 minutes 43 seconds W. and leaving said R.O.W. line, a distance of 146.52 feet; thence S. 43 degrees 32 minutes 25 seconds W., a distance of 23.62 feet; thence N. 41 degrees 52 minutes 43 seconds W. a distance of 196.50 feet; thence N. 43 degrees 32 minutes 25 seconds E., a distance of 234.55 feet to the POINT OF BEGINNING.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN DOCUMENT #20090227000071720, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **Jeffrey D. Allcorn** and unto his/her heirs and assigns forever. Said property being subject, however to ad valorem taxes due October 1, 2009; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of Shelby County, Alabama.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

IN WITNESS WHEREOF, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGAINIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, has caused this instrument to be executed by its undersigned officer/authorized individual on this the 13th day of April, 2009.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGAINIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

BY: STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C. ITS ATTORNEY IN FACT

BY Robert E. Rawlinson (SEAL)
Its Ass. Vice Pres.

STATE OF ALABAMA)
:
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, This instrument was acknowledge before me on 13th day of April by Robert E. Rawlinson authorized signer of STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C., as Attorney-in-Fact and/or agent of **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGAINIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, on behalf of said federal chartered corporation organized and existing under the laws of the United States and 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as Attorney-in-Fact for **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGAINIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**.

Given under my hand and seal this the 13th day of April, 2009.

Alle Ann Jennings (SEAL)
Notary Public: 1
My Commission Expires: 10/15/2011

This instrument was prepared by: **JAMES G. HARRISON Stephens, Millirons, Harrison & Gammons**
2430 L&N Drive, Huntsville, AL 35801 Re: 1194 County Road 36, Chelsea, AL 35043