

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

Send Tax Notice to:  
Carl R. Downing  
Carolyn Ann Downing  
2716 Wynlake Dr.  
Alabaster, AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred sixty-two thousand five hundred and 00/100 Dollars (\$162,500.00) 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 Carl R. Downing, and Carolyn Ann Downing, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 82, according to the Final Plat of Wynlake, Phase 4B, as recorded in Map book 22, Page 63 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 appearing of record in Volume 1997, Page 12379.
4. Restrictions as shown on recorded plat.
5. 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. 20081210000462260, in the Probate Office of Shelby County, Alabama.

\$130,000.00 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.

Shelby County, AL 06/22/2009

State of Alabama

Deed Tax : \$32.50

  
20090622000238460 1/2 \$46.50  
Shelby Cnty Judge of Probate, AL  
06/22/2009 10:47:21 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 17th day of June, 2009.

Fannie Mae aka 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 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 17th day of June, 2009.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2009-000033

A08W0H3

MY COMMISSION EXPIRES AUGUST 6, 2012



20090622000238460 2/2 \$46.50  
Shelby Cnty Judge of Probate, AL  
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