

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

Send Tax Notice to:
Michael T. Patzke
April F. Patzke
1001 Oak Meadows Rd
Birmingham AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of three hundred six thousand and 00/100 Dollars (\$306,000.00) 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 Michael T. Patzke, and April F. Patzke, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Oak Meadow 1st Sector, as recorded in Map Book 20, Page 71, 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 declaration of Protective Covenants as recorded in Inst. No. 1995-29298 and Supplemental of Protective Covenants as recorded in Inst. No. 1997-26146.
4. Easements/Rights-of-way granted to Alabama Power Company recorded in Deed Book 225, Page 616 and Deed Book 134, Page 359.
5. Notice is hereby given that the recorded Subdivision Map, as recorded in Map Book 20, Page 71 contains on the face of same a statement pertaining to natural lime sink.
6. Easement to George A. Brown recorded in Deed Book 202, Page 211 and Deed Book 218, Page 801.
7. Restrictions as shown on recorded plat.
8. 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. 20090304000078770, in the Probate Office of Shelby County, Alabama.

\$244,800.00 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 27th day of May, 2009.

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 27th day of May, 2009.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-000596

MY COMMISSION EXPIRES AUGUST 6, 2012

A0902WY