

20090901000337330 1/1 \$76.00
Shelby Cnty Judge of Probate, AL
09/01/2009 01:31:40 PM FILED/CERT

Send tax notice to:
Barbara Vance
6123 Wandering Way
Norcross, GA 30093

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED (Consideration \$65,000.00)

KNOW ALL MEN BY THESE PRESENT: That the undersigned, **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED 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 **BARBARA VANCE**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **BARBARA VANCE**, the following described real estate, lying and being in the County of **SHELBY** County, State of Alabama, to-wit:

Lot 5, according to the Survey of Walden, as recorded in Map Book 8, Page 48, in the Probate Office of Shelby County, Alabama.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT # 20090430000159060, 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 and unto **BARBARA VANCE** 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 ORGANIZED 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 27th day of August, 2009.

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

Shelby County, AL 09/01/2009
State of Alabama
Deed Tax : \$65.00

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

BY [Signature] (SEAL)
Its [Signature]

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 27th day of August by Robert Rawlins, 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 ORGANIZED 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 ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**.

Given under my hand and seal this the 27th day of August, 2009.
[Signature] (SEAL)
Notary Public:
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:241 Walden Court, Montevallo, AL