

20091007000380010 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
10/07/2009 12:22:07 PM FILED/CERT

INVESTOR NUMBER: 1703435177

CitiMortgage, Inc.

LOAN NO. 2004060428

MORTGAGOR(S): SEAN NIXON AND BRANDY NIXON

THIS INSTRUMENT PREPARED BY:

Colleen McCullough  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
P. O. Box 55727  
Birmingham, AL 35255-5727

STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **CitiMortgage, Inc.**, does hereby grant, bargain, sell, and convey unto Grantee, **Fannie Mae a/k/a Federal National Mortgage Association**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 3, according to the Survey of Calloway Cove Townhomes Plat  
No. 1, as recorded in Map Book 31, Page 67, in the Probate Office  
of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, **CitiMortgage Inc.**, a corporation, has caused this conveyance to be executed by Marci Morgan, its AVP, who is duly authorized, on the 18<sup>th</sup> day of August, 2009.

[AFFIX SEAL]

By: [Signature]  
Its: Marci Morgan, AVP  
CitiMortgage-Default Mgmt.

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STATE OF Missouri

COUNTY OF St. Charles

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Marci Morgan, whose name as AVP of **CitiMortgage Inc.**, 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, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 18<sup>th</sup> day of August, 2009.

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

Grantee's Address:  
FANNIE MAE  
PO BOX 650043  
Dallas, TX 75265-0043

