

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

Send Tax Notice to:
Denise Joy Artimisi

175 Highway 22
Montevallo, AL 35115

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-seven thousand and 00/100 Dollars (\$37,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Denise Joy Artimisi, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Southeast 1/4 of Northeast 1/4 of Section 2, Township 22 South, Range 4 West and described as being the West 75 feet of the Charles and Doris Chesser Estates recorded in Deed Book 222, at Page 803, in the Office of the Judge of Probate of Shelby County, Alabama.

As more particularly described in a survey dated May 12, 2009 by S.M. Allen (Ala. PLS# 12944) as follows:
Commence at the northeast corner of the southeast quarter of the northeast quarter of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama and run thence N 88 degrees 39' 33" W along the north line of said quarter-quarter a distance of 659.79' to a found rebar corner and the point of beginning of the property being described;
Thence continue along last described course a distance of 75.00' to a rebar corner; Thence run S17 degrees 28' 06" E distance of 213.43' to a rebar corner on the northerly margin of Shelby County Highway No.-22; Thence run along said margin N 84 degrees 37' 42" E a distance of 75.00' to a found rebar corner; Thence run N 18 degrees 05' 16" W a distance of 204.98' to a point of beginning. Property is subject to any and all legal agreements of probated records.


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 Grantee herein assume and agree to pay.
3. Less and except any part of subject property lying within a roadway.
4. Mineral and mining rights.
5. Encroachment of gravel driveway located to the southwest of the property as depicted in that survey, dated 05/12/09 and prepared by S.M. Allen (Ala. PLS#12944).
6. 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. 20090303000076690, in the Probate Office of Shelby County, Alabama.

\$ 29,600.00 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 Grantee, his/her heirs and assigns, forever.


20091026000400800 1/2 \$21.50
Shelby Cnty Judge of Probate, AL
10/26/2009 12:45:16 PM FILED/CERT

Shelby County, AL 10/26/2009

State of Alabama

Deed Tax : \$7.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 14th day of October, 2009.

Fannie Mae aka Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact

By: 

Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca B. Keelmond, 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 14th day of October, 2009.

Abby Virginia Matthews

NOTARY PUBLIC


My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES MARCH 12, 2011

2009-000695

A0904PJ


20091026000400800 2/2 \$21.50
Shelby Cnty Judge of Probate, AL
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