



20091105000414780 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/05/2009 02:18:18 PM FILED/CERT

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

Send Tax Notice to:

Chad Bloomfield

Amelia Bloomfield

1881 20th St
Culera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-eight thousand nine hundred and 00/100 Dollars (\$68,900.00) 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 Chad Bloomfield, and Amelia Bloomfield, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I:

Lot 4, according to Capps Subdivision, as recorded in Map Book 3, Page 155, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel II:

Lot 5 and the South ½ of Lot 4, according to the Map and Survey of Calmont Heights, as recorded in Map Book 3, Page 140, in the Office of the Judge of Probate, Shelby County, Alabama, more particularly described as follows: Commencing at the Southeast corner of Section 20, Township 22, Range 2 West, and run thence in a Westerly direction along Freeman's Base Line and the South line of said Section for a distance of 146.13 feet to the point of beginning; thence turn an angle of 64 Degrees 49 Minutes to the right and run a distance of 192.72 feet; turn thence an angle of 90 Degrees 00 Minutes to the left and run 127 feet; turn thence an angle of 94 Degrees 58 Minutes to the left and run a distance of 140.53 feet to a point of intersection with the Base line and with the South line of said Section 20; turn thence an angle of 59 Degrees 51 Minutes to the left and run thence in an Easterly direction along said Base line and the South line of said Section 20 for a distance of 124.31 feet to the point of beginning.

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. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. 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. 20090403000122540, in the Probate Office of Shelby County, Alabama.

\$ 68,032.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Shelby County, AL 11/05/2009

State of Alabama

Deed Tax : \$1.00

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 October, 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 October, 2009.

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-001153

MY COMMISSION EXPIRES DECEMBER 17, 2012

A0906TL