


20091207000449530 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
12/07/2009 03:30:15 PM FILED/CERT

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
ALF-091100447S

Send Property Tax Notice to:

Special Warranty Deed

Shelby County, AL 12/07/2009
State of Alabama
Deed Tax : \$3.00

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Forty Two Thousand and 00/100 Dollars (\$142,000.00) cash in hand paid to

Federal National Mortgage Association

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Barbara Simcik

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 23, according to the Survey of Cottages at Chesser, Phase I, as recorded in Map Book 33, Page 45, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama (the "Property"). Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Inst. No. 2002-10788 in the Probate Office of Shelby County, Alabama. (which together with all amendements thereto, is hereinafter collectively referred to as the "Declaration").

Property Address: 263 Chesser Park Drive, Chelsea, AL 35043
Parcel ID Number: 09-8-27-0-004-023.000

Source of Title:

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument#20090723000283740.

\$ of the consideration was paid from the proceeds of a first mortgage and for a second mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, Federal National Mortgage Association, has caused these present to be executed in its name and on its behalf as aforesaid, on this 30th day of Nov., 2009.

Federal National Mortgage Association

BY: [Signature]

President

ATTEST:

Secretary

State of

Alabama

County of

Jefferson

I, Cynthia H Gray, the undersigned authority, a Notary Public, in and for said County in said State hereby certify that Paul M. Kemp, Managing Attorney of Morris|Hardwick|Schneider, whose name as Attorney-in-Fact for Federal National Mortgage Association, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 30th day of Nov., 2009

Cynthia H Gray
Notary Public

My Commission Expires: 10-22-2013

[Seal]

Reference:

263 Chesser Park Drive
Chelsea, AL, 35043
Servicer Loan #: