



20091229000474280 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
12/29/2009 02:53:46 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:
Keith S. Dykes
Natalie Brooke Malcolm Dykes
405 Norwick Circle
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred seventy-nine thousand and 00/100 Dollars (\$179,000.00) 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 Keith S. Dykes, and Natalie Brooke Malcolm Dykes, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, Block 4, according to the Survey of Norwick Forest, Second Sector, as recorded in Map Book 13, Page 23 A & B, in the Probate Office of Shelby County, Alabama.

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. Restrictions appearing of record in Real 228, Page 563.
4. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2000-5541 and Volume 224, Page 583.
5. Right-of-way granted to Alabaster Water and Gas recorded in Volume 124, Page 255.
6. Right-of-way granted to Southern Natural Gas recorded in Volume 212, Page 313.
7. 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. 20080904000353080, in the Probate Office of Shelby County, Alabama.

\$ 175,757.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

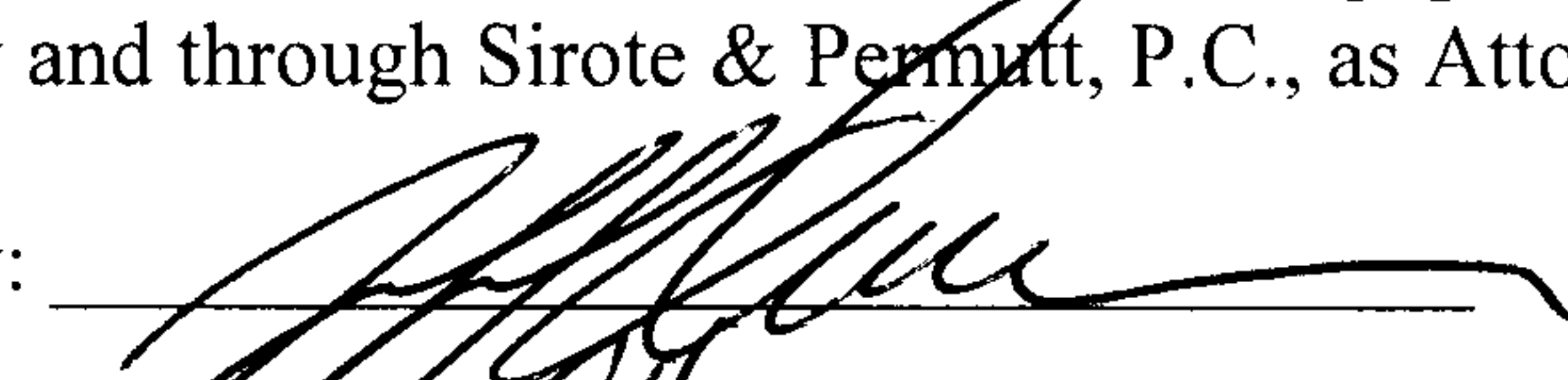
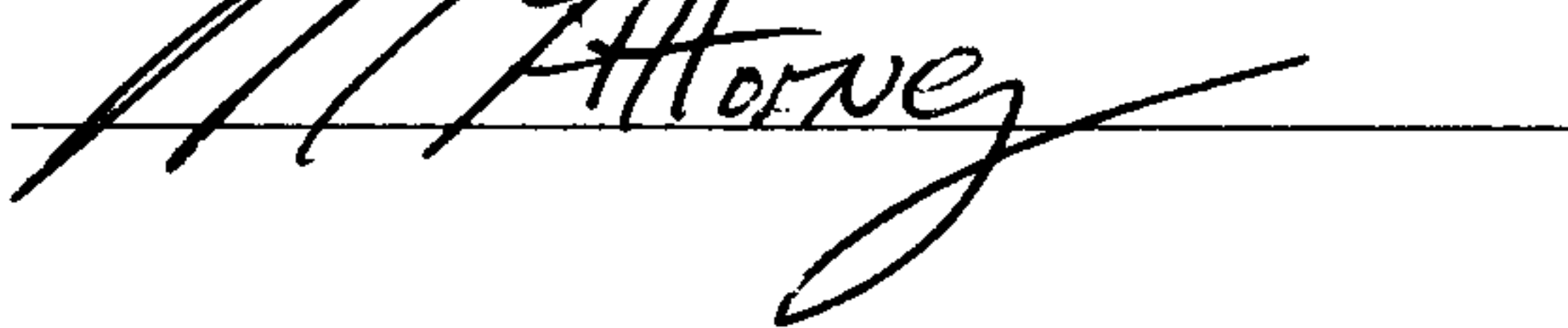
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 17th day of December, 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

Deed Tax : \$3.50

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 17th day of December, 2009.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-001410

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A08H581