


20091230000476290 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
12/30/2009 01:37:56 PM FILED/CERT

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
ALF-090900361S

Send Property Tax Notice to:

1119 Dearing Downs
Helena, AL 35080

Special Warranty Deed

Shelby County, AL 12/30/2009

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 Seven Thousand Nine Hundred and 00/100 Dollars (\$147,900.00) 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

Shannon Brown

(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 22, according to the survey of Dearing Downs as recorded in Map Book 6, Page 136, Shelby County, Alabama.

Property Address: 1119 Dearing Downs, Helena, AL 35080

Parcel ID Number: 13-6-23-2-002-015.000

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#20081117000441300.

\$145,220.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.



20091230000476290 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
12/30/2009 01:37:56 PM FILED/CERT

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 26th day of October, 2009.

Federal National Mortgage Association

BY: [Signature]

President

ATTEST:

Secretary

State of Alabama
County of Jefferson

I, Dawn P. Williams, 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 26th day of October, 2009.

[Signature]
Notary Public

My Commission Expires: July 16, 2011

[Seal]

Reference:

1119 Dearing Downs
Helena, AL, 35080
Servicer Loan #:

