



20100126000025590 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
01/26/2010 01:31:33 PM FILED/CERT

This Instrument Prepared By:  
Paul M. Kemp  
Morris|Hardwick|Schneider, LLC  
3535 Grandview Parkway, Suite 610  
Birmingham, AL 35243  
ALF-090900370S

Send Property Tax Notice to:

306 Hill Brook Lane  
Helena AL 35080

### Special Warranty Deed

State of Alabama  
County of Shelby

Shelby County, AL 01/26/2010

State of Alabama

Deed Tax : \$2.00

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ninety Two Thousand and 00/100 Dollars (\$92,000.00) 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

**Shelli Kutsch**

(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 46, to Allendale Subdivision, according to map of said Subdivision which is recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 78, situated in Shelby County, Alabama. Further described as: Commence at the Northwest corner of Lot 46, run thence Southerly along the East boundary of Pamela Drive, a distance of 104.48 feet, turn at an angle of 90 degrees 12 minutes 20 seconds and run Easterly a distance of 155.60 feet, turn at an angle of 91 degrees 38 minutes, run thence Northerly a distance of 100 feet; turn at an angle of 89 degrees 59 minutes 40 seconds and run thence Westerly a distance of 155.20 feet to point of beginning; being situated in Shelby County, Alabama.**

**Also, that portion of Lot 47, described as follows: Commence at the Southwest corner of Lot 47, run Northerly along East boundary of Pamela Drive 100 feet to a point of beginning, continue Northerly along East boundary of Pamela Drive 10.21 feet to the Northwest corner of said Lot 47; thence Easterly along the North boundary of said Lot 47, 155.60 feet to the Northeast corner of said Lot 47; thence Southerly along the East boundary of said Lot 47, 33.49 feet to a point; thence Westerly to a point of beginning being situated in Shelby County, Alabama.**

**Property Address: 74 Pamela Drive, Calera, AL 35040**  
**Parcel ID Number: 35-2-03-4-002-006.000**

Source of Title: Instrument No. 20090805000300130

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.

Property Address: 74 Pamela Drive, Calera, AL 35040

AL\_SpecialWarrantyDeed.rdw

ALF-090900370S

**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 No. 20090805000300130 Shelby County, Alabama.**

00,332.00

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



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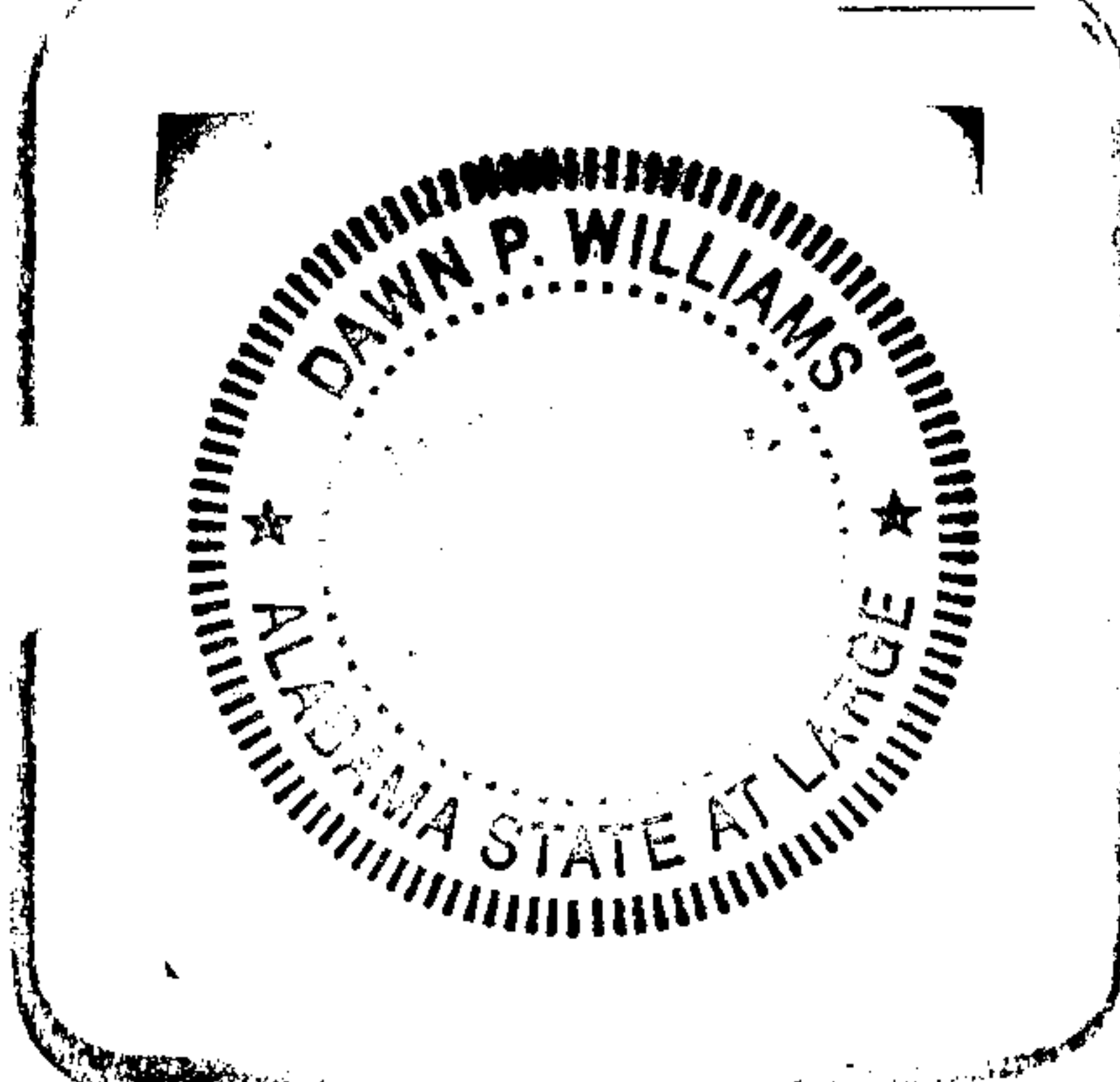
IN WITNESS WHEREOF, Federal National Mortgage Association, has caused these present to be executed in its name and on its behalf as aforesaid, on this 15 day of January, 2010.

Federal National Mortgage Association

State of AL  
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 15 day of January, 2010.



Notary Public

My Commission Expires: \_\_\_\_\_

Reference:

74 Pamela Drive  
Calera, AL, 35040  
Servicer Loan #:

[Seal]  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: July 16, 2011  
BONDED TO THE NOTARY PUBLIC UNDERWRITERS