

Deed Tax : \$125.00



20100219000050700 1/2 \$139.00
Shelby Cnty Judge of Probate, AL
02/19/2010 01:57:45 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:
Darryl T. Eastman
Rebecca Lynn Eastman
244 Camellia Drive
Chelsea, AL 35643

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-five thousand and 00/100 Dollars (\$125,000.00) to the undersigned, Fannie Mae aka 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 Darryl T. Eastman, and Rebecca Lynn Eastman, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Situated In The County Of Shelby And State Of Alabama: Lot 1, According To The Survey Of Moore's Farm, As Recorded In Map Book 21 Page 114 In The Probate Office Of Shelby County, Alabama; Being Situated In Shelby County, Alabama. Also, A Parcel Of Land Situated In The Southeast Quarter Of Southeast Quarter Of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama. Being More Particularly Described As Follows:

Commence At The Northwest Corner Of The Southwest Quarter Of The Southwest Quarter Of Said Section 19; Thence South 2 Degrees 30 Minutes 56 Seconds West A Distance Of 230.00 Feet To The Point Of Beginning; Thence Continue Along Last Described Course A Distance Of 69.42 Feet; Thence North 87 Degrees 29 Minutes 04 Seconds West A Distance Of 16.00 Feet; Thence North 2 Degrees 30 Minutes 56 Seconds East A Distance Of 69.42 Feet; Thence South 87 Degrees 29 Minutes 04 Seconds East A Distance Of 16 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. Easement/right-of-way to Shelby County as recorded in Book 283 Page 66 and Deed Book 233, Page 609.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 114 Page 91 and Deed Book 241, Page 405.
5. Restrictions as shown on recorded plat.
6. 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. 20091124000436710, in the Probate Office of Shelby County, Alabama.

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.





20100219000050700 2/2 \$139.00
Shelby Cnty Judge of Probate, AL
02/19/2010 01:57:45 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 11th day of February, 2010.

Fannie Mae aka 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 Rebecca B. Redmond, whose name as Attorney of Sirote & Permutt, P.C., as Attorney in Fact for Fannie Mae aka 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, 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 11th day of February, 2010.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2009-004678

A0916BC