
20100222000051970 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
02/22/2010 12:49:17 PM FILED/CERT

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
ALF-100100009S

Send Property Tax Notice to:

929 3rd Av SW
Alabaster AL 35007

Special Warranty Deed

Shelby County, AL 02/22/2010
State of Alabama
Deed Tax : \$10.00

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Nine Thousand Nine Hundred and 00/100 Dollars (\$9,900.00) 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

Maximino Garcia

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

Commence at the center of Section 20, Township 22 South, Range 2 West, and run South 00 degrees 02 minutes West 306.90 feet to a point on the Southeasterly margin of a public road; thence North 77 degrees 52 minutes East 9.54 feet to a point; thence North 65 degrees 57 minutes East 229.30 feet to a point; thence North 61 degrees, 38 minutes East 194.98 feet to a point; thence North 71 degrees 43 minutes East 74.92 feet to the point of beginning; thence continue along last described course 37.50 feet to a point; thence North 66 degrees 47 minutes East 181.94 feet to a point; thence South 00 degrees 34 minutes West 194.60 feet to a point; thence South 83 degrees 48 minutes West 203.39 feet to a point; thence North 00 degrees 34 minutes East 133.08 feet to the point of beginning. According to survey of Thomas E. Simmons, RLS#12945, dated September 27, 1989.

Property Address: 2345 Dry Creek Road, Calera, AL 35040
Parcel ID Number: 28-4-20-0-000-024.002

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#2009022700001740.

\$ of the consideration was paid from the proceeds of a first mortgage and for a second mortgage filed
Property Address: 2345 Dry Creek Road, Calera, AL 35040



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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 3 day of February, 2010.

~~Federal National Mortgage Association~~

BY: ALF

President

ATTEST:

Secretary

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 3 day of February, 2010.

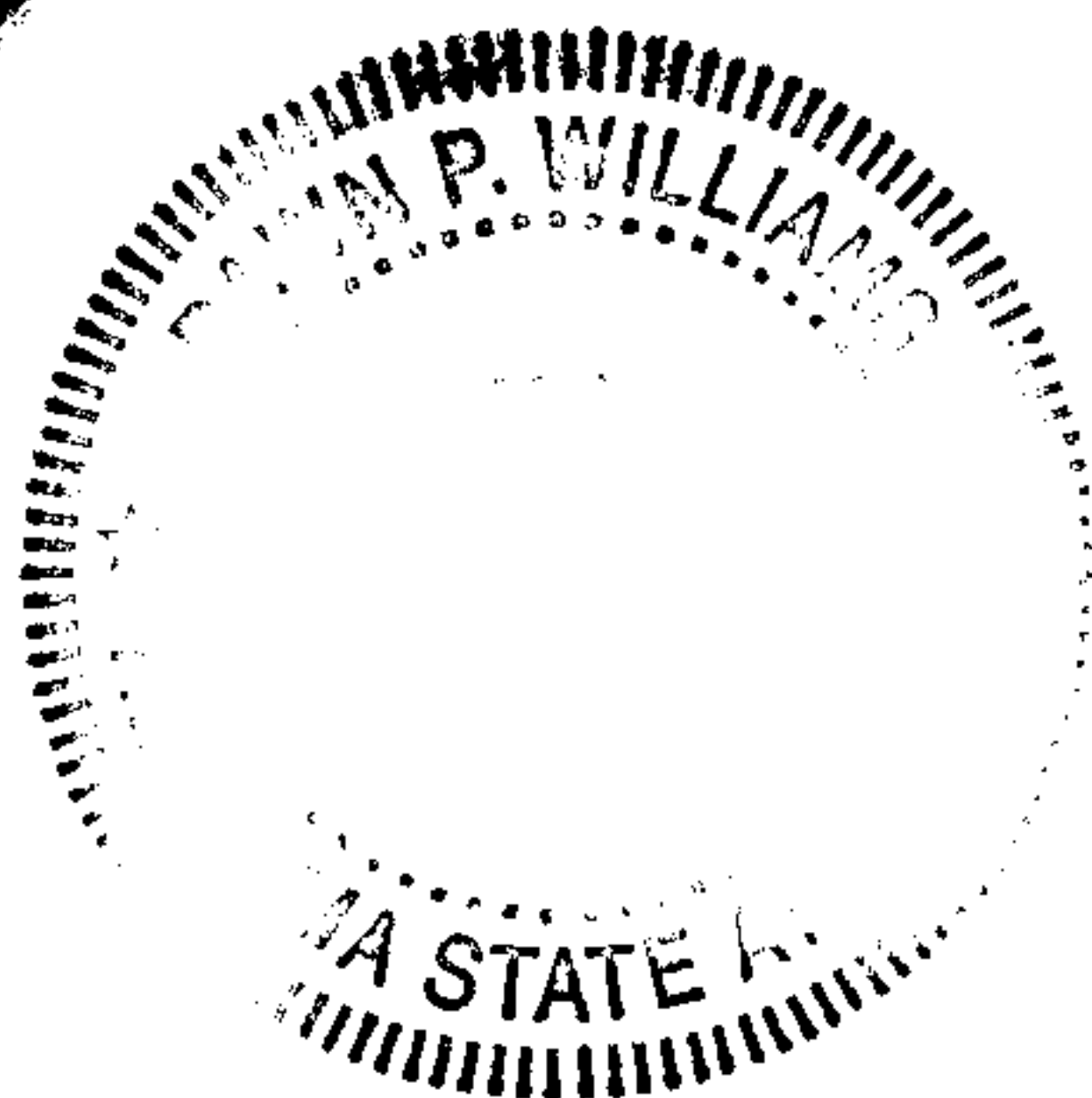
Dawn P. Williams
Notary Public

My Commission Expires: _____

[Seal]

Reference:

2345 Dry Creek Road
Calera, AL, 35040
Servicer Loan #: 3779546



NOTARY PUBLIC
MY COMMISSION
BONDED

ALABAMA AT LARGE
July 16, 2011
UNDERWRITERS