

20100309000067610 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
03/09/2010 10:00:06 AM FILED/CERT

Please send tax notice to:
Katherine Alana Boyd
225 Melton Street
Montevallo, AL 35115

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That the undersigned, **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by **KATHERINE ALANA BOYD**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **KATHERINE ALANA BOYD**, the following described real estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 6, according to the Map and Survey of Christy Townhomes, as recorded in Map Book 22, Page 73, in the Probate Office of Shelby County, Alabama.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT # 20091029000405010, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Purchase Price/Consideration: \$76,900.00; Mortgage: \$78,469.00.

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **KATHERINE ALANA BOYD** and unto his/her heirs and assigns forever. Said property being subject, however to ad valorem taxes due October 1, 2010; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of SHELBY County, Alabama.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

IN WITNESS WHEREOF, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA has caused this instrument to be executed by its undersigned officer/authorized individual on this the 19th day of February, 2010.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

**BY: STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.
ITS ATTORNEY IN FACT**

BY [Signature] (SEAL)
Its A.V.P.

STATE OF ALABAMA)

COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, This instrument was acknowledge before me on 19th day of February, 2010 by Matthew R. Harrison, authorized signer of STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C., as Attorney-in-Fact and/or agent of **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, on behalf of said federal chartered corporation organized and existing under the laws of the United States and 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as Attorney-in-Fact for **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**.

Given under my hand and seal this the 19th day of Feb., 2010.

[Signature] (SEAL)
Notary Public:
My Commission Expires: 10/15/2011

POA recorded in Jefferson County in Book 200903, Page 8525

This instrument was prepared by:
JAMES G. HARRISON Stephens, Millirons, Harrison & Gammons
2430 L&N Drive, Huntsville, AL 35801
Re: 225 Melton St, Montevallo, AL