



20100414000114430 1/2 \$21.00  
Shelby Cnty Judge of Probate, AL  
04/14/2010 02:36:58 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:  
Graham Scott Bice

186 Rocky Ridge Dr.  
Helen, AL 35080

### SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-eight thousand one and 00/100 Dollars (\$88,001.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Graham Scott Bice, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 59, according to the Map and Survey of Rocky Ridge, Phase 2, as recorded in Map Book 27, Page 16, in the Probate Office of Shelby County, Alabama.

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 Grantee herein assume and agree to pay.
3. Restrictions, covenants and conditions as set out in Instrument Number 2000-40214.
4. Transmission line permit(s) to Alabama Power Company recorded in Deed Book 130, Page 173.
5. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
6. Subject to a 20 foot right of way for ingress/egress to Mary Alice Blackmon dated March 29, 1996 by Instrument Number 1996-11116.
7. 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. 20090805000301030, in the Probate Office of Shelby County, Alabama.

\$ 81,110.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 Grantee, his/her heirs and assigns, forever.



Shelby County, AL 04/14/2010  
State of Alabama  
Deed Tax : \$7.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 19th day of March, 2010.

Fannie Mae aka Federal National Mortgage Association  
By and through Sirote & Permutt, P.C., as Attorney in Fact

By:

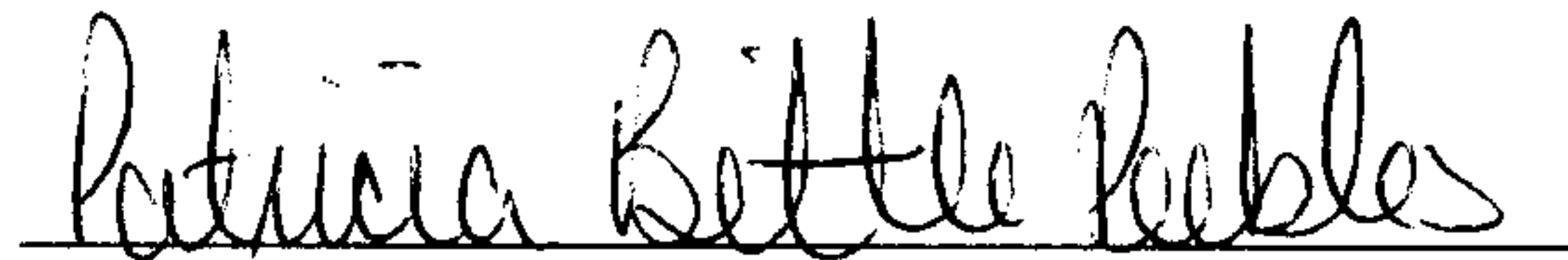
Its

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff G. Underwood 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, he, 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 19th day of March, 2010.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-002573

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A090NB2