

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Jonathan David Ailsworth
Leslie C. Ailsworth
106 Chase Creek Terrace
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-nine thousand five hundred seventy-five and 00/100 Dollars (\$149,575.00) 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 Jonathan David Ailsworth, and Leslie C. Ailsworth, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 96, according to the Survey of Chase Creek Townhomes Phase Two, as recorded in Map Book 19, Page 160, 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 Grantees herein assume and agree to pay.
3. 18' foot building line as shown on recorded map.
4. 5 foot easement on rear of lot and restrictions as shown on recorded map.
5. Easement granted to City of Pelham as recorded in Volume 341, Page 725.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Inst. #1993-33446.
7. Notice is hereby given that the recorded subdivision map, as recorded in Map Book 19, Page 160, contains on the face of same a statement pertaining to natural lime sinks.
8. Restrictions and covenants appearing record in Inst. #1994-30995 and Instr. 1995-12819.
9. 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. 20100215000044920, in the Probate Office of Shelby County, Alabama.

\$ _____ 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.



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Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 15th day of April, 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 Caroline E. Walker, 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, her, 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 15th day of April, 2010.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 12, 2013

2010-000299

A1000ZC



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Shelby Cnty Judge of Probate, AL
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