



20100507000144300 1/2 \$23.00
Shelby Cnty Judge of Probate, AL
05/07/2010 12:54:16 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:
Roger L. Gill
Janice M. Gill
21 Woodfield Road
Montevallo, AL 35051

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred seventy-six thousand nine hundred and 00/100 Dollars (\$176,900.00) 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 Roger L. Gill, and Janice M. Gill, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the Southwest Quarter of Northeast Quarter of Section 7, Township 22 South, Range 2 West described as follows: Commence at the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 7 and go South 37 Degrees 49 Minutes East for 39.78 feet; thence South 89 Degrees 33 Minutes East for 186.35 feet; thence South 82 Degrees 10 Minutes East for 435.19 feet to the point of beginning; thence South 12 Degrees 29 Minutes East for 432 feet to the North boundary of Woodfield Road; thence North 77 Degrees 31 Minutes East along this boundary 441.30 feet to the beginning of a curve to the right having a central angle of 111 Degrees 3 Minutes and a radius of 60 feet; thence along this curve 116.29 feet; thence North 8 Degrees 34 Minutes East for 170.70 feet; thence North 82 Degrees 1 Minute West for 623.85 feet to the point of beginning. Situated in 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. Mineral and mining rights.
4. 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. 20100128000027910, in the Probate Office of Shelby County, Alabama.

\$ 168,050.00 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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 28th day of April, 2010.

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

By: 
Its 

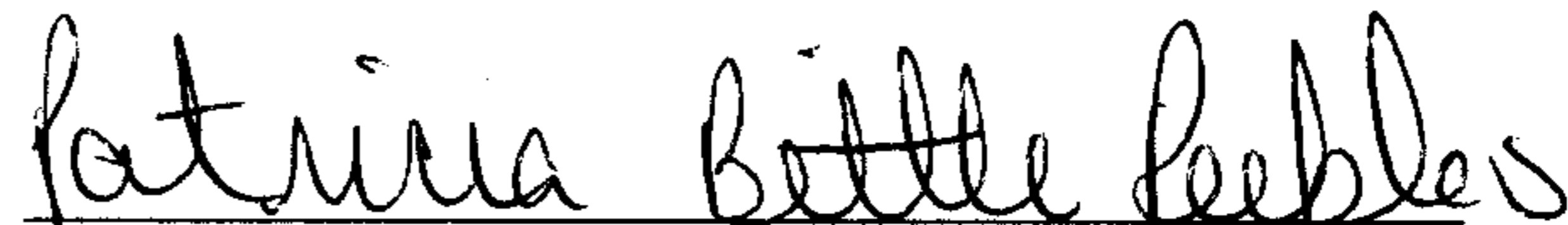
STATE OF ALABAMA

COUNTY OF JEFFERSON

Deed Tax : \$9.00

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 28th day of April, 2010.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 12, 2013

2010-000315

A1003LV