

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

Send Tax Notice to:
Shajuane Johnson

142 Hickory Point Dr.
Helena, AL 35080

RSS1000059

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty thousand and 00/100 Dollars (\$130,000.00) 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 Shajuane Johnson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Survey of Hickory Point, as recorded in Map Book 23, Page 43, 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. Easement/right-of-way to Alabama Power Company as recorded in Instrument No.1999-12057.
4. Easement/right-of-way to Shelby County as recorded in Book 271 Page 715 and Deed Book 271, Page 743.
5. Covenants, conditions and restrictions as set forth in Inst. No. 1998-13250 and Inst. No. 1999-12057.
6. Transmission line permits granted to Alabama Power Company recorded in Deed Book 109, Page 582, Deed Book 226, Page 533 and Deed Book 174, Page 306.
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. 20100119000017150, in the Probate Office of Shelby County, Alabama.

\$127,645.⁰⁰ 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 05/07/2010

State of Alabama

Deed Tax : \$2.50



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 23rd 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 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 23rd day of April, 2010.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2010-000433

A1002TJ