

20100507000145180 1/3 \$17.50
Shelby Cnty Judge of Probate, AL
05/07/2010 02:45:45 PM FILED/CERT

Prepared by:
McCALLA RAYMER, LLC
105 Tallapoosa Street, Suite 109
Montgomery, Alabama 36104

Send Property Tax Notice to:

105 Cove Landing
Calera, AL 35040
RSS1000119

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

Value: \$85,500.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America**, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Jennifer Alexander** (hereinafter referred to as GRANTEE), his heirs and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit: All that property described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the aforegranted premises to said GRANTEE(S), his heirs and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THE FORECLOSURE DEED FILED FOR RECORD 11/19/2009 AT INSTRUMENT NUMBER 20091119000431740 PROBATE COURT OF SHELBY COUNTY, ALABAMA.

\$85,499.00 of proceeds paid from a mortgage loan filed herewith

Shelby County, AL 05/07/2010
State of Alabama
Deed Tax : \$.50

IN WITNESS WHEREOF, I have caused these present to be executed in its name and on its behalf
as aforesaid, on this 22 day of March, 2010.

Fannie Mae A/K/A Federal National Mortgage
Association organized and existing under the laws of
the United States of America

By: [Signature] (SEAL)
Name: Erin Stark Brown
Title: Attorney-in-fact for Fannie Mae

Attested: _____ (SEAL)
Name:
Title:

STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify
that Erin Stark Brown who is attorney in fact of Fannie Mae, 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 officer with full authority, executed same voluntarily
for and as the act of 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 OFFICIAL SEAL this the 22 day of
March, 2010

[Signature]
Notary Public

MY COMMISSION EXPIRES AUGUST 12, 2012

My Commission expires: _____



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Exhibit "A"

LOT 40 ACCORDING TO THE SURVEY TO WILLOW COVE PHASE 2 AS RECORDED IN MAP
BOOK 24 PAGE 49 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Tax Parcel #: