



20100602000173500 1/2 \$25.50
Shelby Cnty Judge of Probate, AL
06/02/2010 12:06:50 PM FILED/CERT

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
ALF-100300021S

Send Property Tax Notice to:

411 Raleigh Ave Apt B
Homewood AL
35209

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Eleven Thousand and 00/100 Dollars (\$111,000.00) cash in hand paid to

Federal National Mortgage Association

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Gary Upton, Jr.

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 6, Block 4, according to the Survey of Indian Valley, Sixth Sector, as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama.

Property Address: 4856 Indian Valley R, Birmingham, AL 35244
Parcel ID Number: 10-5-16-0-002-054.000

Source of Title:

The subject property is or is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed 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 as evidenced by a Foreclosure Deed recorded in Deed Book 20090826000329040.

99,900.00

of the consideration was paid from the proceeds of a first mortgage and for a second mortgage filed simultaneously herewith.

Shelby County, AL 06/02/2010

State of Alabama

Deed Tax : \$11.50

Property Address: 4856 Indian Valley R, Birmingham, AL 35244

AL_SpecialWarrantyDeed.rdw

ALF-100300021S

IN WITNESS WHEREOF, Federal National Mortgage Association, has caused these present to be executed in its name and on its behalf as aforesaid, on this 24 day of May, 2010.

Federal National Mortgage Association

BY: [Signature] AIF
President

ATTEST:

Secretary

State of AL
County of Jefferson

I, Dawn P. Williams, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Paul M. Kemp, Managing Attorney of Morris|Hardwick|Schneider, whose name as Attorney-in-Fact for Federal National Mortgage Association, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 24 day of May, 2010.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 16, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS

[Signature]
Notary Public

My Commission Expires: _____

Reference:
4856 Indian Valley R
Birmingham, AL, 35244
Servicer Loan #:

