

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

Send Tax Notice to:
Fernando Arceo
Laura Arceo
1533 Tropical Lane
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighteen thousand and 00/100 Dollars (\$118,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Fernando Arceo, and Laura Arceo, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, Block 8, according to the survey of Southwind Third Sector, as recorded in Map Book 7, Page 25, 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. 35 foot building set back line from Tropical Lane.
4. Utility easements as shown on recorded map of said subdivision.
5. Transmission line permit to Alabama Power Company dated November 2, 1977, recorded in Deed Book 309, Page 375, in Probate Office.
6. Restrictions recorded in Misc. Book 23, Page 535, in Probate Office.
7. Restrictions as to underground cables, recorded in Misc. Book 24, Page 434, in Probate Office.
8. Agreement with Alabama Power Company recorded in Misc. Book 24, Page 439, in Probate Office.
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. 20091216000460430, in the Probate Office of Shelby County, Alabama.

\$ 116,432.00 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.





20100607000177910 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/07/2010 10:50:41 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27th day of May, 2010.

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

By: 

Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON

Deed Tax : \$2.00

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 27th day of May, 2010.


NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2009-004525

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