

20100614000187920 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
06/14/2010 12:11:52 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:

Ashley P. Garrett

James A. Garrett

*2010 Highland Avenue
Birmingham, AL 35244*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred seventy-three thousand two hundred fifty and 00/100 Dollars (\$273,250.00) 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 Ashley P. Garrett, and James A. Garrett, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of The Highlands, 1ST Sector, as recorded in Map Book 17, Page 100 as amended in Book 19, Page 132 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

\$269,618.00 of the above referenced consideration is from a purchase money mortgage executed simultaneously herewith.

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. Restrictions appearing of record in Inst. No. 1993-28823.
4. Restrictions as shown on recorded plat.
5. 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. 20100323000083430, in the Probate Office of Shelby County, Alabama.

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.

Shelby County, AL 06/14/2010

State of Alabama

Deed Tax : \$4.00



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 _____

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 27th day of May, 2010.

Gregory Matthews Grigsby
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2010-001657

A100JH9



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