

R10-17529

20100701000209700 1/2 \$65.00
Shelby Cnty Judge of Probate, AL
07/01/2010 09:21:48 AM 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:
Wen Hui Zou

1917 Highway 58
Helena, AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred seventy-two thousand and 00/100 Dollars (\$172,000.00) 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 Wen Hui Zou, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 354 according to the survey of Wyndham Wynwood Sector, Phase III as recorded in Map Book 24, Page 129, in the Office of the Judge of Probate 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 Town of Helena as recorded in Book 305 Page 394; Deed Book 305, Page 396; Deed Book 305, Page 398; Deed Book 105, Page 44 and Deed Book 305, Page 402.
4. Restrictions appearing of record in Inst. No. 1998-47088.
5. Easement to public for driving purposes as shown instrument recorded in Deed Book 311, Page 153.
6. Irrevocable right of ingress and egress between Kirby Foster, Phillip H. Hayden, Dan Collier, Gilda R. Shirley and Betty R. Shirley as recorded in Real 192, Page 743 along with subordination and estoppel agreements as recorded in Real 250, Page 892 and 894 and Real 251, Page 602.
7. Restrictions as shown on recorded plat.
8. 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. 20100114000013410, in the Probate Office of Shelby County, Alabama.

\$ 122,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Shelby County, AL 07/01/2010
State of Alabama
Deed Tax : \$50.00

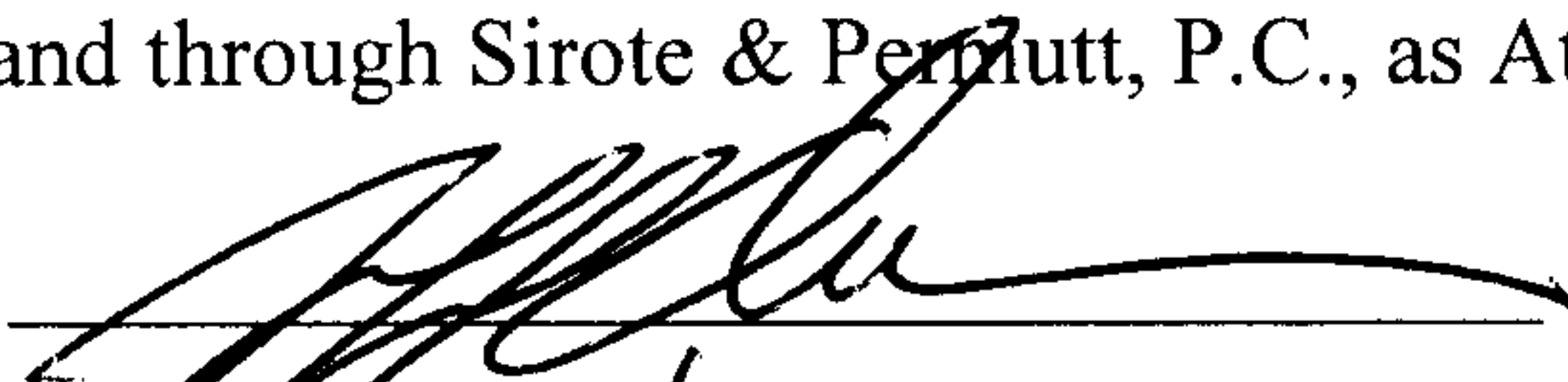


This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 8th day of June, 2010.

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

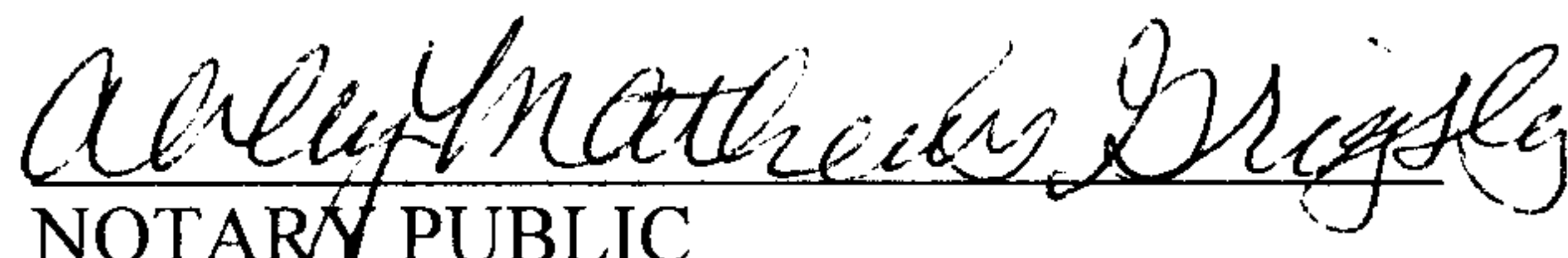
By: 
Its 

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 8th day of June, 2010.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL MY COMMISSION EXPIRES JANUARY 14, 2014

2010-000169

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