

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

Send Tax Notice to:
Charlotte Hallmark

132 Sunset Trail
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-nine thousand nine hundred and 00/100 Dollars (\$149,900.00) 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 Charlotte Hallmark, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 49 according to the Survey of Final Plat of Tanglewood By the Creek as recorded in Map Book 35, Page 36, 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 City of Alabaster as recorded in Book 1999 Page 30481.
4. Easements, building lines, and restrictions as shown on recorded map.
5. Restrictions appearing of record in Instrument No. 2005/52777; Instrument No. 2004/50422 and Instrument No. 2004/50614.
6. 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. 20100322000083120, 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 Grantee, his/her heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 4th day of August, 2010.

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

By: 

Its Attorney

State of Alabama
Deed Tax : \$150.00

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca B. Redmond, whose name as Attorney of Sirots & 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, she, 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 4th day of August, 2010.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-001525

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A100JH1