



20100824000272110 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
08/24/2010 02:36:28 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:
Lee Ann P. Hilton

5945 Forrest Lakes Cove
Sterrett, AL 35147

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-five thousand and 00/100 Dollars (\$125,000.00) 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 Lee Ann P. Hilton, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 284 According to the Survey of Forest Lakes Sector 4 as Recorded in Map Book 33 At Page 25 A, B and C 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 Alabama Power Company as recorded in Book 126 Page 191, Book 126, Page 323, Book 236, Page 829.
4. Subject to matters shown of recorded Map Book 33, Page 25, A, B, & C.
5. Rights of others for ingress and egress purposes in and to the use of Shelby County located on insured premises as recorded in Instrument No. 1993-03965; 1993-03957; 1993-03959; 1993-03960; 1993-03961; 1993-03964; 1993-03965; 1993-03966.
6. Easements and rights of way of record, affection insured premises.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as reserved in Book 53 at Page 262 and Deed Book 331, Page 262.
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. 20091218000464330, in the Probate Office of Shelby County, Alabama.

\$123,339.00 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 Grantee, his/her heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 11th day of August, 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

Deed Tax : \$2.00

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 11th day of August, 2010.

Patricia Bettle Bebler

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-001718

MY COMMISSION EXPIRES NOVEMBER 12, 2013

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