

20100914000299490 1/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
09/14/2010 11:35:25 AM FILED/CERT

This Instrument Prepared By:

Paul Kemp

Morris|Hardwick|Schneider, LLC

2718 20th Street South, Suite 210

Birmingham, AL 35209

ALF-100300025S

Send Property Tax Notice to:

793 Woodland Rd  
Harpersville AL  
35078

### Special Warranty Deed

State of Alabama

County of Shelby

Shelby County, AL 09/14/2010

State of Alabama

Deed Tax : \$2.00

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Fifty Four Thousand Seventy Five and 00/100 Dollars (\$54,075.00) cash in hand paid to

#### Federal National Mortgage Association

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

#### Benny Keller and Brenda Keller

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

**A tract of land 210 feet by 210 feet located in the Northwest Corner of the West One half of the North 10 acres of the SE 1/4 of the NW 1/4 of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama.**

**Property Address: 793 WOODLAND ROAD, HARPERSVILLE, AL 35078**

**Parcel ID Number: 17-1-01-0-000-022.003**

Source of Title:

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

52,452.00

of the consideration was paid from the proceeds of a first mortgage and for a second mortgage filed simultaneously herewith.

Property Address: 793 WOODLAND ROAD, HARPERSVILLE, AL 35078

AL\_SpecialWarrantyDeed.rdw

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IN WITNESS WHEREOF, Federal National Mortgage Association, has caused these present to be executed in its name and on its behalf as aforesaid, on this 10<sup>th</sup> day of Sept, 2010.

Federal National Mortgage Association

BY:

President

ATTEST:

N/A

Secretary

State of

Alabama

County of

Jefferson

I, Cynthia H Gray, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Paul M. Kemp, Managing Attorney of Morris|Hardwick|Schneider, whose name as Attorney-in-Fact for Federal National Mortgage Association, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 10<sup>th</sup> day of Sept, 2010.

Cynthia H Gray  
Notary Public

My Commission Expires: 10-22-2013

[Seal]

Reference:

793 WOODLAND ROAD  
HARPERSVILLE, AL, 35078  
Servicer Loan #: 0414983890