



20101123000394250 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
11/23/2010 02:51:48 PM FILED/CERT

Prepared by:
McCALLA RAYMER, LLC
105 Tallapoosa Street, Suite 109
Montgomery, Alabama 36104

Send Property Tax Notice to:

2726 Wellington Drive
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF Alabama
COUNTY OF Shelby

(Consideration \$120,375.00)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America**, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Jamie Hicks and Kyle Hicks** (hereinafter referred to as GRANTEE), his heirs and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit: All that property described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the aforegranted premises to said GRANTEE(S), his heirs and assigns FOREVER IN FEE SIMPLE.

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

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THE FORECLOSURE DEED FILED FOR RECORD 09/20/2010 AT INSTRUMENT NUMBER 20100920000308050 AND RECORDED IN DEED BOOK , PAGE , PROBATE COURT OF SHELBY COUNTY, ALABAMA.

\$118,774.00 of the above recited consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.
\$3,611.00 of the above recited consideration was paid from the proceeds of a second mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have caused these present to be executed in its name and on its behalf as aforesaid, on this 8th day of Oct, 2010.

Fannie Mae A/K/A Federal National Mortgage
Association organized and existing under the laws of
the United States of America

By: [Signature] (SEAL)
Name: Angela Manradgh
Title: Attorney-in-fact for Fannie Mae

Attested: _____ (SEAL)
Name:
Title:

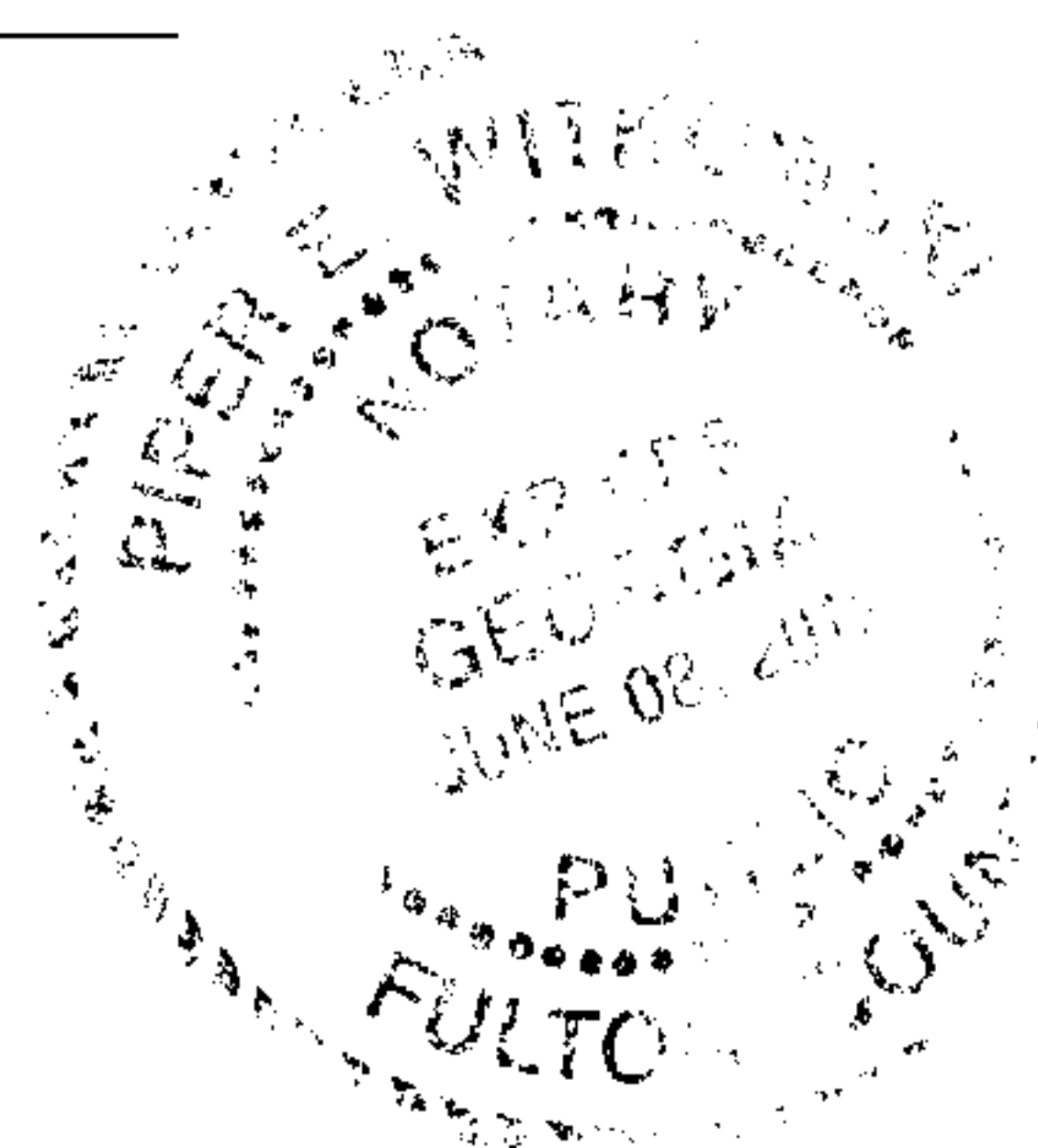
STATE OF GA
COUNTY OF Fulton

I, the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that Angela Manradgh who is attorney-in-fact of Fannie Mae, 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 officer with full authority, executed same voluntarily for and as the act of Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 8th day of Oct, 2010

[Signature]
Notary Public

My Commission expires: _____



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Exhibit "A"

Lot 28, according to the Survey of Chanda Terrace, 6th Sector, a single family residential subdivision, as recorded in Map Book 16, Page 10, in the Probate Office of Shelby County, Alabama.

Tax Parcel #: 13-1-01-2-005-028.000



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