

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

Send Tax Notice to:
Jason Carter Blanks

316 Sweet Leaf Drive
Mayhew, AL 35114

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-three thousand one hundred and 00/100 Dollars (\$123,100.00) 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 Jason Carter Blanks, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 538, according to the Survey of Lake Forest, Fifth Sector, as recorded in Map Book 30, Page 25, in the Probate Office 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 239 Page 881; Book 219, Page 127; Book 150, Page 89 and Book 124, Page 474.
4. Easement/right-of-way to Shelby County as recorded in Book 155 Page 437 and Book 216, Page 517.
5. Easement/right-of-way to Alabama Power Company as recorded in Instrument No. 20040910000505420.
6. Restrictions, public utility easements and setback lines as shown on survey of Lake Forest Fifth Sector, Map Book 30, Page 25, Probate Records of Shelby County, Alabama survey of Lake Forest Fifth Sector, recorded in Instrument # 2002072900035007.
7. Agreement by and between the Alabama Water Board and BW & MMC, LLC recorded in Instrument No. 2002-03036.
8. Restrictive covenants and Grant of Land Easement to APCO recorded in Instrument No. 20040910000505420.
9. 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. 20100413000112060, in the Probate Office of Shelby County, Alabama.



20101130000400650 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
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\$ 116,554⁰⁰ + 7,500⁰⁰ 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 22nd day of November, 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

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 22nd day of November, 2010.


NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2010-001819

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Shelby Cnty Judge of Probate, AL
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