


Loan Number: 0601808178
INVESTOR NUMBER: 1704031915


20101208000412160 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
12/08/2010 02:46:06 PM FILED/CERT

GMAC Mortgage, LLC CM #: 186694

MORTGAGOR(S): THOMAS N. BEARD AND PATRICIA J. BEARD

THIS INSTRUMENT PREPARED BY:

Colleen McCullough
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **GMAC Mortgage, LLC**, does hereby grant, bargain, sell, and convey unto Grantee, **Fannie Mae a/k/a Federal National Mortgage Association**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 92, according to the Survey of Navajo Hills, Ninth Sector, as
recorded in Map Book 10, Page 84 A&B, in the Probate Office of
Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, said Assignor has hereunto set its signature this 10 day of
November, 2010.

186694 *SWD* *R

GMAC MORTGAGE, LLC

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By: [Signature]
Sheri Hall
Its: Vice President

STATE OF Pennsylvania)

COUNTY OF Montgomery)

I, Trina Wiltbank, a Notary Public in and for said County in said State, hereby certify that Sheri Hall, whose name as vice president of GMAC Mortgage, LLC, 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 said conveyance, he/she, as such vice president, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 10 day of November, 2010.

[Signature]
Notary Public

My Commission Expires: _____

Grantee's Address:
FANNIE MAE
PO BOX 650043
Dallas, TX 75265-0043

