



20101228000434090 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
12/28/2010 10:59:51 AM FILED/CERT

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

Send Property Tax Notice to:  
Nathaniel S. Grier

1008 Princeton Park

**SPECIAL WARRANTY DEED** Montevallo, AL 35115

STATE OF ALABAMA  
COUNTY OF SHELBY

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 **Nathaniel S. Grier** (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 09/08/2010 AT INSTRUMENT NUMBER 2010090800289420 AND RECORDED IN DEED BOOK , PAGE , PROBATE COURT OF SHELBY COUNTY, ALABAMA.

Sales price: \$150,000.00; mortgage recorded herewith: \$155,250.00.



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IN WITNESS WHEREOF, I have caused these present to be executed in its name and on its behalf  
as aforesaid, on this 14th 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 Manfredh  
Title: Attorney-in-fact for Fannie Mae

Attested: \_\_\_\_\_ (SEAL)  
Name:  
Title:

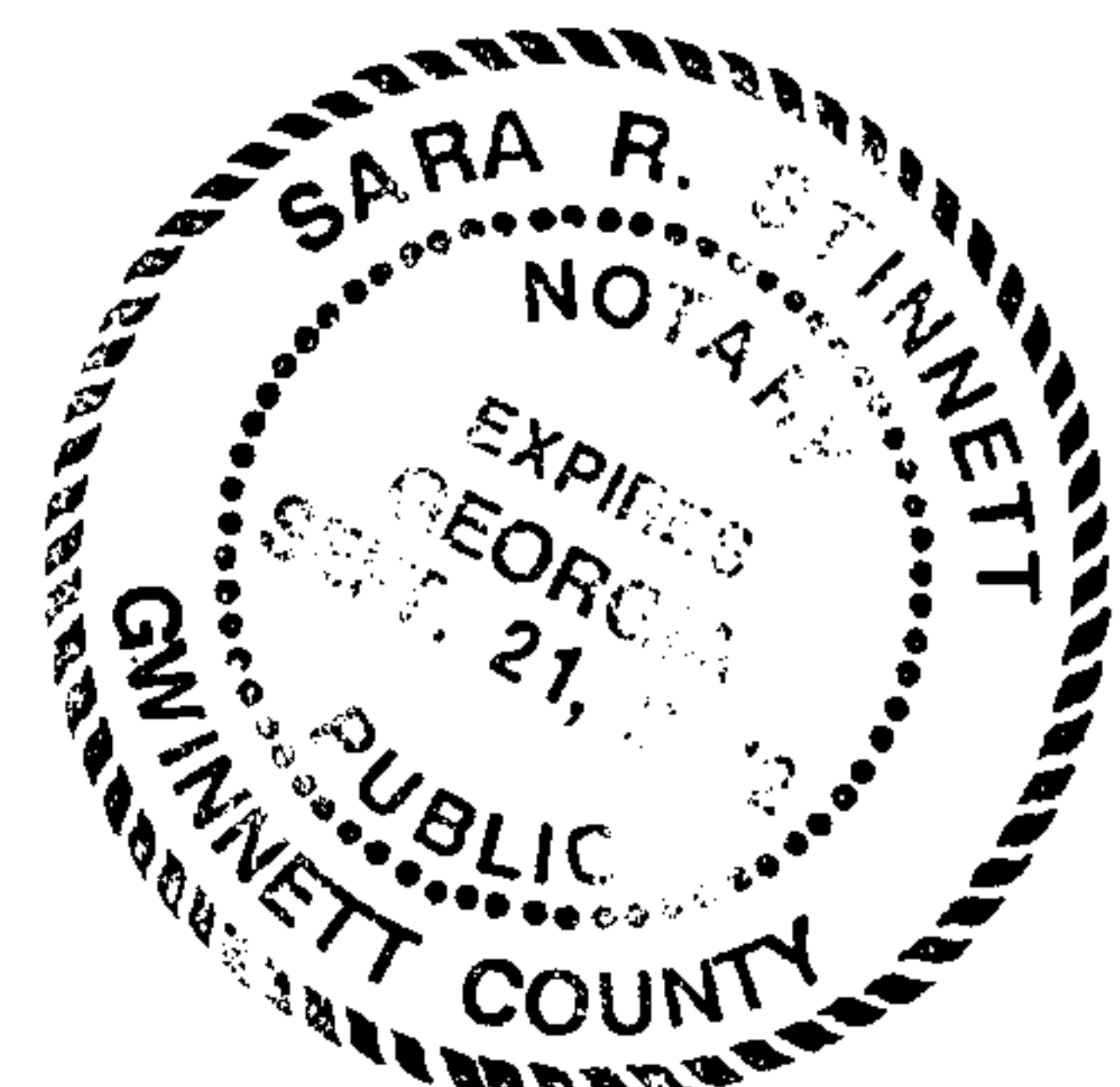
STATE OF GEORGIA  
COUNTY OF GWINNETT

I, the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify  
that Angela Manfredh who is attly-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 14th day of  
Oct, 2010

[Signature]  
Notary Public

My Commission expires: \_\_\_\_\_




  
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Exhibit "A"

Lot 60, according to the Survey of Heritage Trace Phase 2, as recorded in Map Book 36,  
Pages 71, in the Probate Office of Shelby County, Alabama.

Tax Parcel #: