

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

Send Tax Notice to:
Wilson Ng

135 Conroy Road
Shelby, AL 35147

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred twenty-five thousand and 00/100 Dollars (\$225,000.00) to the undersigned, Fannie Mae a/k/a 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 Wilson Ng, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 634, according to the map or survey of Forest Parks, 6th Sector, 1st Phase, as recorded in Map Book 23, Page 101, 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 236 Page 829; Volume 139, page 127; Volume 133, page 210; Volume 126 page 191; Volume 126, page 192 and Volume 126, page 323 and Volume 124, page 519.
4. Easement/right-of-way to Shelby County as recorded in Book 228 Page 341 and Volume 228, page 339.
5. Oil, gas and mineral lease recorded in Volume 322, page 986; Real 50, page 716; Real 50, page 712; Real 50, page 720; Real 50, page 724; Real 50, page 965; Real 50, page 969; Real 50, page 977; and Real 50, page 973.
6. Agreement recorded in Volume 334, page 585.
7. Easement for road right of way and ingress and egress as recorded in Volume 287, page 888.
8. Easement agreement recorded in Instrument Number 1993-3962
9. Restrictions as shown on recorded plat.
10. 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. 20100928000318780, in the Probate Office of Shelby County, Alabama.

\$ 219,296.00 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 5th day of January, 2011.

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 a/k/a 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 5th day of January, 2011.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL MY COMMISSION EXPIRES JANUARY 14, 2014

2010-004738

A1028TP