

20110223000061360 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
02/23/2011 09:32:09 AM FILED/CERT

Shelby County, AL 02/23/2011
State of Alabama
Deed Tax: \$3.00

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

Send Tax Notice to:
Gillian D. York Wright
1840 Hwy 49
Columbiana, AL 35051

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-nine thousand nine hundred and 00/100 Dollars (\$99,900.00) 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 Gillian D. York Wright, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

From the Southeast corner of Section 31, Township 20 South, Range 1 East, run Westwardly along the South line of said 1/4 - 1/4 a distance of 1,349.97 feet to the SE corner of the SW 1/4 of the SE 1/4; thence right 90 degrees 29 minutes 30 seconds a distance of 1,723.48 feet to a point on the South right of way line of a county road; thence left 109 degrees 39 minutes 30 seconds a distance of 223.0 feet to the point of beginning herein described; thence continue in a straight line a distance of 223.0 feet; thence left 70 degrees 20 minutes 30 seconds a distance of 518.92 feet; thence left 109 degrees 39 minutes 30 seconds a distance of 223.0 feet; thence left 70 degrees 20 minutes 30 seconds a distance of 518.92 feet to the point of beginning.

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. Less and except any part of subject property lying within any road right-of-way.
4. 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 Instrument Number 20100408000106650, in the Probate Office of Shelby County, Alabama.

\$ 97,367.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

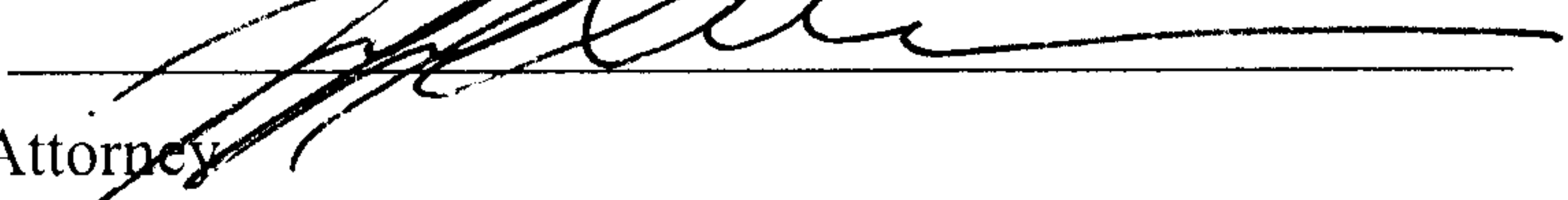
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

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 7th day of February, 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 7th day of February, 2011.



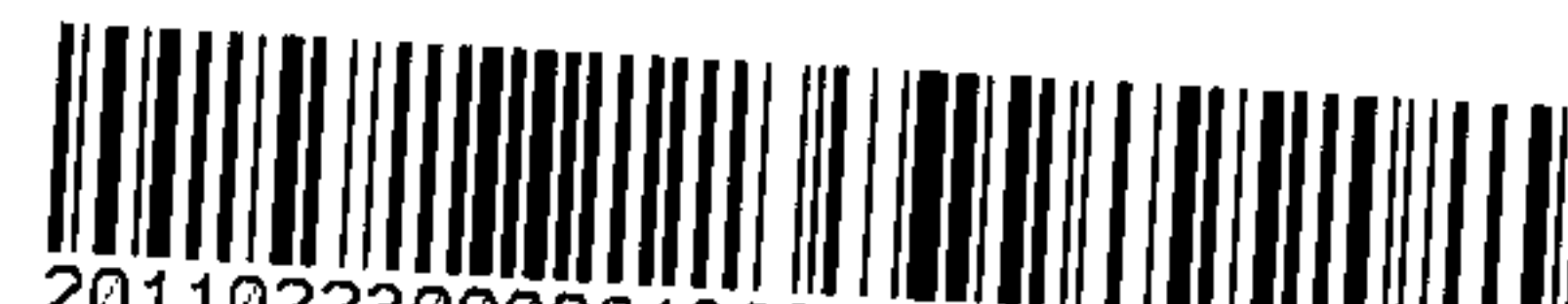
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL MY COMMISSION EXPIRES JANUARY 14, 2014

2010-005051

A100MZ8


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