

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

Send Tax Notice to:
Jay A. Dwyer

139 Moss Stone Lane
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-four thousand five hundred and 00/100 Dollars (\$94,500.00) 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 Jay A. Dwyer, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 174, according to the Survey of the Final Plat of Stonecreek, Phase 4 as recorded in Map Book 37, Page 44 in the Office of the Judge of Probate 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 136, Page 330; Deed Book 129 page 451; and Instrument Number 20060630000315140.
4. Easement/right-of-way to Shelby County as recorded in 211, Page 620.
5. Easement/right-of-way to Southern Natural Gas as recorded in 90, Page 241.
6. Restrictive covenant as recorded in Instrument Number 20031218000185660; Instrument Number 20070807000369200; Instrument Number 20071010000471450 and the ByLaw as set out in Instrument Number 20031218000815670
7. Mineral and mining rights as recorded in Book 136, Page 228.
8. Restrictions as shown on recorded plat.
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 Number 20101116000384480, in the Probate Office of Shelby County, Alabama.

\$ 92,103.00 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 28th day of March, 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 28th day of March, 2011.


NOTARY PUBLIC

My Commission expires ~~my~~ COMMISSION EXPIRES JANUARY 14, 2014
AFFIX SEAL

2011-000010

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