



20110414000115170 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
04/14/2011 08:14:21 AM FILED/CERT

Prepared by:
McCALLA RAYMER, LLC
Six Concourse Parkway
Suite 2800
Atlanta, Georgia 30328

Send Property Tax Notice to:

JAMES BRANDON JONES
428 CAMDEN DOVE CIRCLE
CALERA, AL 35040

STATE OF Georgia
COUNTY OF Tulsa

SPECIAL WARRANTY DEED

(VALUE \$88,000.00)

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 by McCalla Raymer LLC**, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **James Brandon Jones** (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 SHELBY AT INSTRUMENT NUMBER 20101115000282870, PROBATE COURT OF SHELBY COUNTY, ALABAMA.

2011088

IN WITNESS WHEREOF, I have caused these present to be executed in its name and on its behalf
as aforesaid, on this 24th day of February, 2011.

Fannie Mae A/K/A Federal National Mortgage
Association organized and existing under the laws of
the United States of America by McCalla Raymer LLC,
their atty-in-fact, pursuant to Power of Attorney
recorded in Instrument No. * Shelby
County, Alabama Records

* 20100414000113400

By [Signature] (SEAL)
Name: Angela Manradgh
Title: Attorney-in-fact for Fannie Mae

Attested: _____ (SEAL)
Name:
Title:

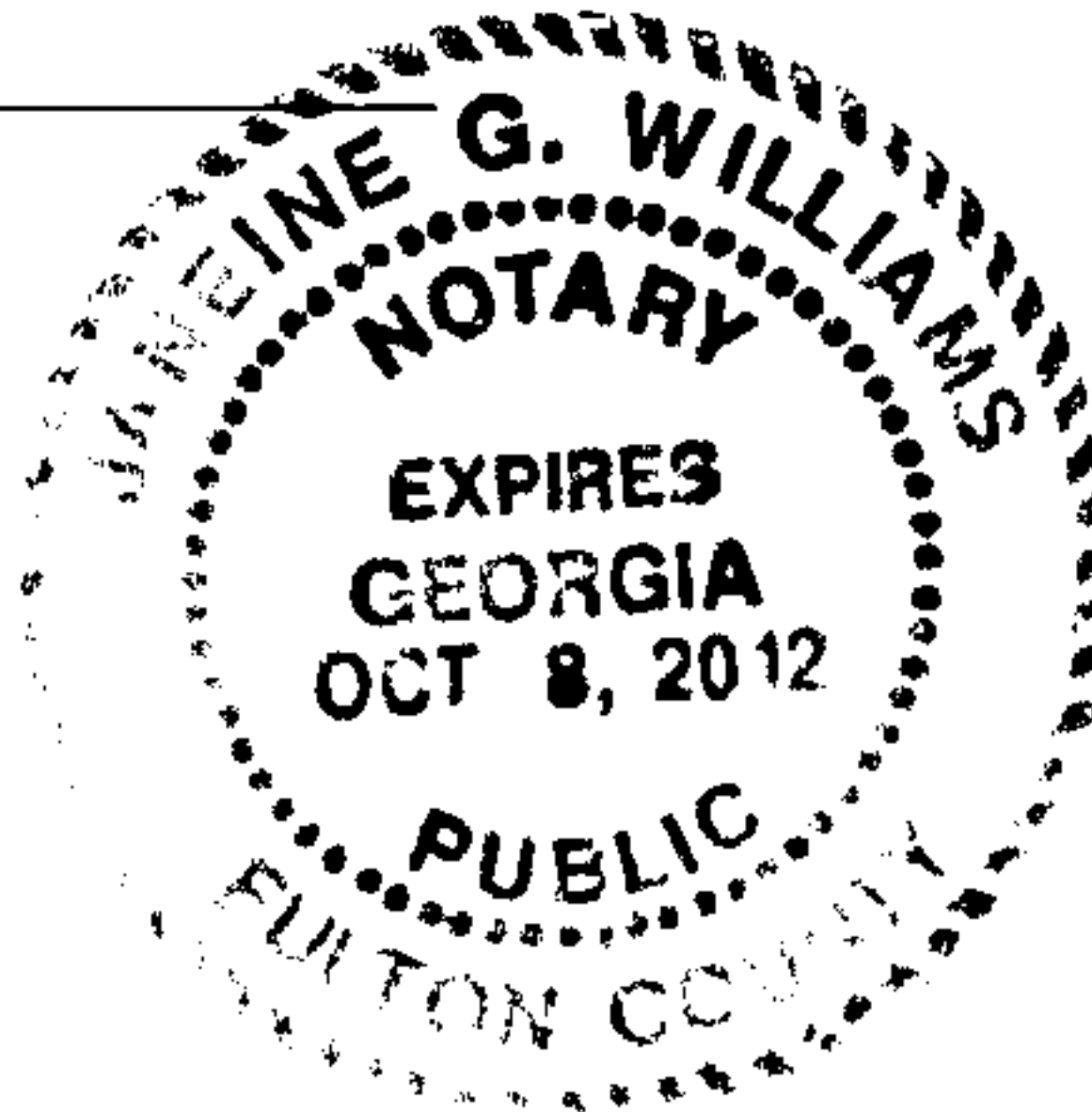
STATE OF Georgia
COUNTY OF Fulton

I, the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify
that Angela Manradgh who is attorney-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 24th day of
February, 2011

[Signature]
Notary Public

My Commission expires: _____



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Exhibit "A"

Lot 271A, according to the Resurvey of lots 263, 264 & 266 thru 271, Camden Cove Sector 9, as
recorded in Map Book 34, Page 5, in the Probate Office Shelby County, Alabama

Tax Parcel #: 28-5-16-2-009-038.000