

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

Send Tax Notice to:
James Brown

181 Rich Drive
Chelsea, Alabama 35043
BHM1100131

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-five thousand and 00/100 Dollars (\$45,000.00) 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 James Brown, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

“See Exhibit A”


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 South Central Bell Telephone Company as recorded in Book 312, Page 471.
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 in Instrument No. 20101012000338570, in the Probate Office of Shelby County, Alabama.

\$ 47,506.00 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.


20110429000129860 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
04/29/2011 02:16:29 PM FILED/CERT

2011-000603 *SWD*

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 15th day of April, 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 Rebecca B. Redmond, 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, she, 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 15th day of April, 2011.



NOTARY PUBLIC


My Commission expires:

AFFIX SEAL

2011-000603

A102G61

MY COMMISSION EXPIRES DECEMBER 17, 2012



20110429000129860 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
04/29/2011 02:16:29 PM FILED/CERT

Exhibit A

A part of the Southwest quarter of the Southeast quarter of Section 33, Township 19 South, Range 1 West and being more particularly described as follows: Commence at the Northwest corner of said quarter-quarter section; thence South along the West line of same, a distance of 144.38 feet to the Point of Beginning of tract herein described, said point being the center line of public road; thence continue along the last named course a distance of 150.00 feet; thence 119 degrees 56 minutes to the left in a Northeasterly direction a distance of 150.00 feet; thence 60 degrees 04 minutes to the left in a Northerly direction a distance of 154.51 feet; thence 60 degrees 04 minutes to the left in a northerly direction a distance of 154.51 feet to the center line of said public road; thence 115 degrees 50 minutes to the left along said center line of road a distance of 88.79 feet; thence 13 degrees 24 minutes 30 seconds to the left a distance of 64.54 feet to the Point of Beginning; being situated in Shelby County, Alabama.

ALSO: Commence at the Northwest corner of the Southwest quarter of the southeast quarter, section 33, Township 19 South, Range 1 West; thence Southerly along the West line of said quarter-quarter section 144.38 feet; thence left 129 degrees 13 minutes 30 seconds and run 64.45 feet; thence right 13 degrees 24 minutes 30 seconds and run 88.79 feet to the Point of Beginning; thence continue along last described course 43.9 feet; thence right 101 degrees 05 minutes 54 seconds and run 48.03 feet; thence right 36 degrees 52 minutes 02 seconds and run 137.31 feet; thence right 157 degrees 52 minutes 04 seconds and run 154.51 feet to the Point of Beginning.