

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

Send Property Tax Notice to:

Kevin Fleming  
324 Stoney Trail  
Maylene, AL 35114

**SPECIAL WARRANTY DEED**

STATE OF GA  
COUNTY OF Fulton

(Consideration \$132,000.00)

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 **Kevin Fleming** (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 12/10/2010 AT INSTRUMENT NUMBER 20101210000415240 PROBATE COURT OF SHELBY COUNTY, ALABAMA.**

\$128,653.00 of the above recited consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

**Exhibit "A"**

Lot 52, according to the Map of Plat of Stoney Meadows Subdivision, Phase 1, as recorded in Map Book 36, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama, and also the Affidavit of Michael R. Bridges, PLS, for Stoney Meadows Subdivision, Phase 1, as recorded March 23, 2006, as Document 20060323000138000, in said Probate Office.

  
20110523000152400 1/3 \$21.50  
Shelby Cnty Judge of Probate, AL  
05/23/2011 12:03:42 PM FILED/CERT

Shelby County, AL 05/23/2011  
State of Alabama  
Deed Tax: \$3.50

IN WITNESS WHEREOF, I have caused these present to be executed in its name and on its behalf as aforesaid, on this 12<sup>th</sup> day of May, 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 at instrument number  
20100414000113400, Shelby County, Alabama  
Records

By: Scott V. Lofranco (SEAL)  
Name: Scott V. Lofranco  
Title: Attorney-in-fact for Fannie Mae

Attested: Tim Snyder (SEAL)  
Name: Tim Snyder  
Title:

STATE OF GA  
COUNTY OF Fulton


I, the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that Scott V. Lofranco, 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 12 day of May, 2011

[Signature]  
Notary Public

My Commission expires: 7/4/13



  
20110523000152400 2/3 \$21.50  
Shelby Cnty Judge of Probate, AL  
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# ATTACHMENT

## EXHIBIT "A"

Lot 52, according to the Map or Plat of Stoney Meadows Subdivision, Phase I, as recorded in Map Book 36, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama, and also the Affidavit of Michael R. Bridges, PLS, for Stoney Meadows Subdivision, Phase I, as recorded March 23, 2006, as Document 20060323000138000, in said Probate Office.



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