

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

Send Tax Notice to:

Jason M. Calfee

Sara M. Calfee

1058 Grand Oaks Drive
Bessemer, AL 35022

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred sixty-four thousand and 00/100 Dollars (\$264,000.00) to the undersigned, Fannie Mae aka 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jason M. Calfee, and Sara M. Calfee, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 41, according to the Survey of Grand Oaks, as recorded in Map Book 31, at Page 68 in the Probate Office 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 Grantees herein assume and agree to pay.
3. Restrictions, covenants and conditions as set forth in Inst. No. 20030523000323360.
4. Transmission line permit to Alabama Power company as set forth in Deed Book 109, Page 511.
5. Release of damages as set forth in Deed Book 235, Page 300.
6. Restrictions, limitations, conditions and other provisions as shown in Map Book 31, Page 68.
7. Less and except any portion of subject land obtained by Alabama Power Company by and through condemnation proceedings in Case No. 27-254.
8. Tree conservation area on the Northeasterly side of said land as shown by recorded map.
9. Covenant for storm water run-off control in inst. No. 20030610000362930.
10. Restrictions as shown on recorded plat.
11. 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 Inst. No. 20110302000070530, in the Probate Office of Shelby County, Alabama.

\$252,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.




20110523000152440 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
05/23/2011 12:03:46 PM FILED/CERT

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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 11th day of May, 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 aka 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 11th day of May, 2011.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-001070

A11075D

MY COMMISSION EXPIRES AUGUST 6, 2012


20110523000152440 2/2 \$27.00
Shelby Cnty Judge of Probate, AL
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