

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

Send Tax Notice to:
Michael E. Hess
Kimberly S. Hess

157 DOGWOOD TRAIL
MONTEVALLO AL 35117

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety thousand and 00/100 Dollars (\$90,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Michael E. Hess, and Kimberly S. Hess, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 36, according to the Survey of Park Forest, 5th Sector, as Recorded in Map Book 17, Page 91, in the Probate Office of Shelby County, Alabama; Being Situated in 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. Easement and building lines as shown on recorded plat.
4. Mineral and mining rights excepted in Instrument No. 20030103000003570.
5. 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. 20110107000009000, in the Probate Office of Shelby County, Alabama.

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.



20110705000192950 1/2 \$105.00
Shelby Cnty Judge of Probate, AL
07/05/2011 09:36:26 AM FILED/CERT



Shelby County, AL 07/05/2011
State of Alabama
Deed Tax:\$90.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 30th day of June, 2011.

Fannie Mae aka Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact

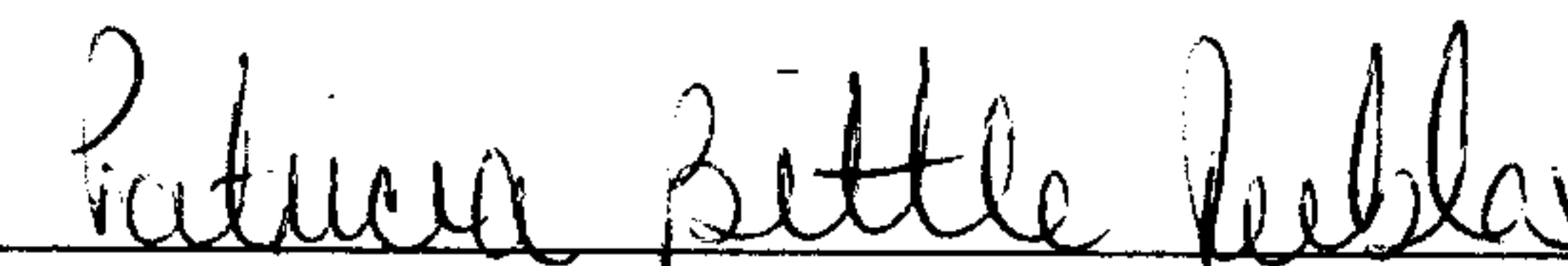
By: 
Its Attorney

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 30th day of June, 2011.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 12, 2013

2011-000624

A102S42


20110705000192950 2/2 \$105.00
Shelby Cnty Judge of Probate, AL
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