


Prepared by:  
Scott V Lofranco  
MCCALLA RAYMER, LLC  
105 Tallapoosa Street, Suite 109  
Montgomery, AL 36104  
File Number: 1100336AL *J Smith*

  
20110712000202170 1/1 \$13.00  
Shelby Cnty Judge of Probate, AL  
07/12/2011 11:03:30 AM FILED/CERT

Send Property Tax Notice to:  
FEDERAL NATIONAL  
MORTGAGE ASSOCIATION  
(FANNIE MAE) (PO Box  
650043, Dallas, TX 75265-0043)

*\$ 146,155.29*

**SPECIAL WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**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, Alabama Housing Finance Authority, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto FEDERAL NATIONAL MORTGAGE ASSOCIATION (FANNIE MAE) (PO Box 650043, Dallas, TX 75265-0043), (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:

LOT 62, ACCORDING TO THE SURVEY OF DEARING DOWNS, NINTH ADDITION, PHASE 1, AS RECORDED IN MAP BOOK 11, PAGE 87, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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. Property sold AS IS.

**THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THAT CERTAIN FORECLOSURE DEED DATED MAY 12, 2011.**

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



ALABAMA HOUSING FINANCE AUTHORITY

By: *Kathy Boston* (Seal)  
Name: Kathy Boston  
Title: Servicing Manager

Attested: *Angie Merk* (Seal)  
Name: Angie Merk  
Title: Investor Acct./Cash Snp

THE STATE OF Alabama  
COUNTY OF Montgomery

I, the undersigned Notary Public, in and for said county, in said state hereby certify that Kathy Boston who is of Alabama Housing Finance Authority, 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 Servicing Manager.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 24 day of JUNE, 2011

*Elaine C. Pennington*  
NOTARY PUBLIC

My Commission expires: My commission expires 3/16/2015.

