

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

Send Tax Notice to:
Jane L. Schilleci

*1864 Glandiere Dr
Birmingham, AL 35216*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-two thousand five hundred and 00/100 Dollars (\$142,500.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jane L. Schilleci, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, in Block 1, according to the Map of Gross Addition to Altadena South, 1st Phase of 1st Sector, as recorded in Map Book 5, Page 122 and then later in Map Book 364, Page 583, 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Volume 102, Page 52; Volume 102, Page 40; Volume 152, Page 97 and Volume 187, Page 377, in the Probate Office.
4. Building line and easements as shown by recorded map.
5. Title to all minerals within and underlying the premises, together with all mining rights, privileges and immunities relating thereto, recorded in Volume 5, Page 256, in the Probate Office of Shelby County, Alabama.
6. Restrictions as recorded in Misc. Volume 3, Page 817 and Misc. Volume 5, Page 122, in the Probate Office.
7. 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. 20110331000100400, 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 29th day of July, 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 29th day of July, 2011.

Patricia Little Leakes
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2011-002216

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A110CRZ