



20110810000235160 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
08/10/2011 03:05:11 PM FILED/CERT

Prepared by:
Scott V. Lofranco, Esq.
McCALLA RAYMER, LLC
Six Concourse Parkway
Suite 2800
Atlanta, Georgia 30328

Send Property Tax Notice to:

Blake Horton & Kristin Horton
744 Rocky Ridge Road
Columbiana, AL 35051

SPECIAL WARRANTY DEED

STATE OF Georgia
COUNTY OF Fulton

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/KA 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 **Blake Horton and Kristin Horton** (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 as follows:

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF COLUMBIANA, IN THE COUNTY OF SHELBY AND STATE OF ALABAMA AND BEING DESCRIBED IN A DEED DATED 11/12/1996 AND RECORDED 12/19/1996 IN INSTRUMENT 1996-41734 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS: APART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE RUN NORTH 88 DEGREES 14 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE FOR 666.32 FEET; THENCE RUN SOUTH 00 DEGREES 01 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 1020.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE FOR A DISTANCE OF 300.00 FEET; THENCE RUN SOUTH 71 DEGREES 19 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 296.33 FEET TO THE EAST RIGHT OF WAY OF A DIRT ROAD KNOWN AS ROCKY RIDGE ROAD; THENCE RUN NORTH 10 DEGREES 13 MINUTES 09 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 378.63 FEET TO THE POINT OF BEGINNING. THENCE RUN NORTH 88 DEGREES 20 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 348.50 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

This being the same property conveyed to Federal National Mortgage Association (Fannie Mae) by deed dated 6-14-11 and filed 7-8-11 in Instrument 20110708000198260.

This being that same property conveyed to WellsFargo Bank, NA successor by merger to Wachovia Bank, NA by deed dated 1-27-11 and filed 2-21-11 in Instrument 20110221000058430.

This being that same property conveyed to Steve Cox and Debra Cox by deed dated 11-12-96 and filed 12-19-96 in Instrument 1996-41734.

Sales price: \$98,900.00; Mortgage: \$96,392.00

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 2/21/2011 AT INSTRUMENT NUMBER 20110221000058430, PROBATE COURT OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, I have caused these present to be executed in its name and on its behalf as aforesaid, on this 3rd day of August, 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

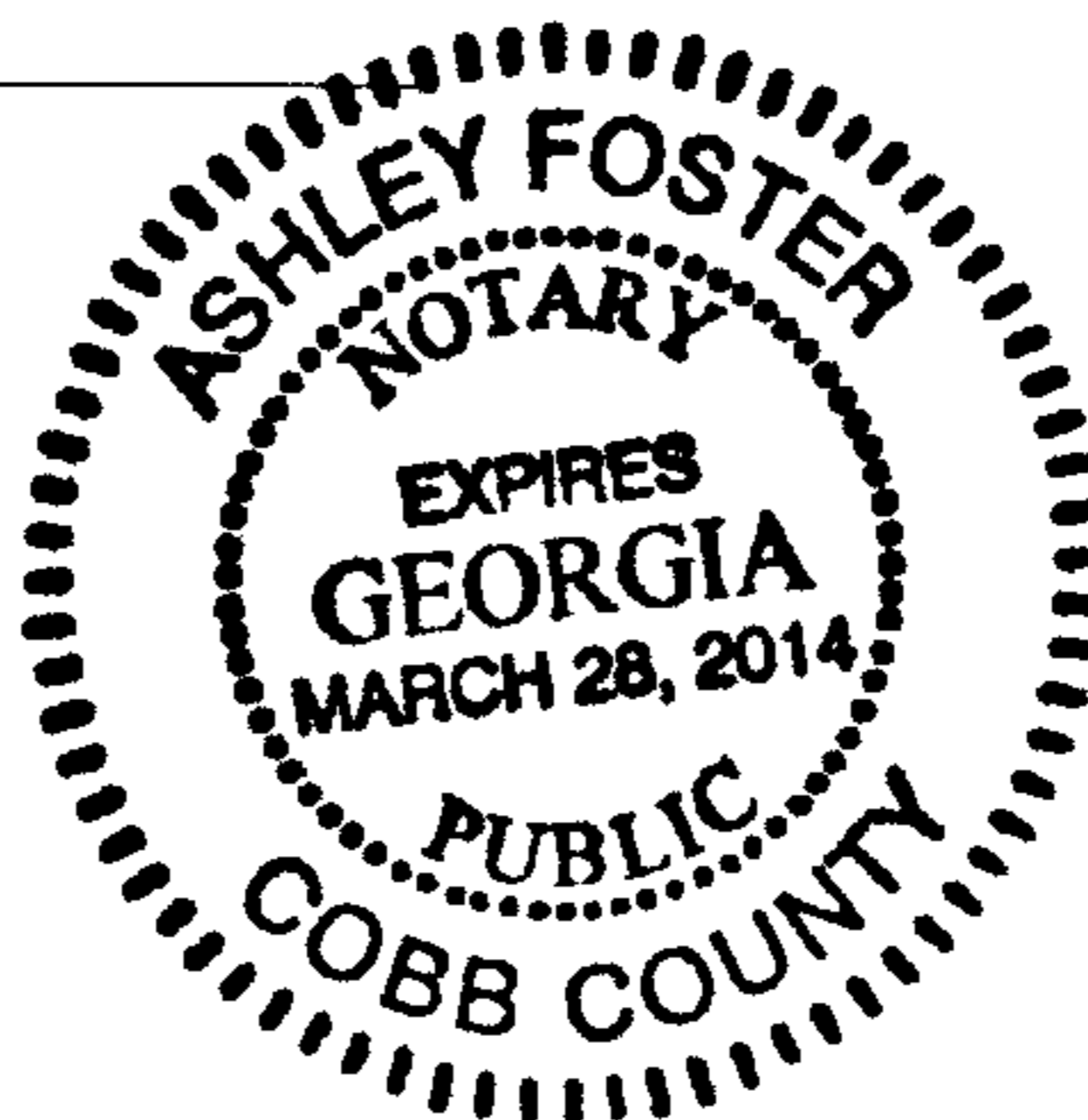
STATE OF Georgia
COUNTY OF Fulton

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 3rd day of August, 2011.

Ashley Foster
Notary Public

My Commission expires: 3/28/14



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Shelby County, AL 08/10/2011
State of Alabama
Deed Tax: \$3.00