

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

Send Tax Notice to:
Surmon Jackson
Kendra Jackson
104 Rock Valley Rd.
Helena, Al. 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-eight thousand nine hundred and 00/100 Dollars (\$128,900.00) 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 Surmon Jackson, and Kendra Jackson, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Survey of Rocky Ridge Phase 2, as recorded in Map Book 27, Page 16, 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 out in Inst. No. 2000-40214.
4. Transmission line permit to Alabama Power Company recorded in Deed Book 130, Page 173.
5. 20 foot right of way for ingress and egress granted to Mary Alice Blackmon dated 3/29/96 recorded in Inst. No. 1996/11116.
6. Restrictions as shown on recorded plat.
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. 20110307000074240, in the Probate Office of Shelby County, Alabama.

\$132,985.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 25th day of August, 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 25th day of August, 2011.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-000861

MY COMMISSION EXPIRES NOVEMBER 12, 2011

A110257