

Prepared by:  
Scott V Lofranco  
MCCALLA RAYMER, LLC  
105 Tallapoosa Street, Suite 109  
Montgomery, AL 36104  
File Number: 1101534AL

20110927000285690 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
09/27/2011 11:38:12 AM FILED/CERT

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

\$24,000.00

## SPECIAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF RUSSELL

**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, Sun West Mortgage Company, Inc., (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 Russell, State of Alabama, to-wit:

All that lot, tract or parcel of land situate, lying and being in the State of Alabama, County of Russell and City of Phenix City, which is known and distinguished as that property shown upon a map or plat entitled, Survey Of Lot 17 & Part Of Lots 16 & 18, Block "D", Davis Home Park Subdivision, Lying In Section 15, T17N, R30E, Phenix City, Russell County, Alabama, as prepared by Hobbs Smith & Associates, Inc. on October 18, 2007 which is attached hereto and made a part hereof by reference. The above described property is the identical property conveyed or intended to be conveyed by a) warranty deed from Robert L. Carter and Norma D. Carter to Malcolm L. Hamm and Betty J. Hamm which is dated, October 24, 1977, and recorded in the Office of the Probate Judge of Russell County, Alabama in Deed Book 552, Folio 26 and b) register's deed from Carol Kiker, Register of the Circuit Court of Russell County, Alabama, to Betty Jane Hamm which is dated, June 29, 1990, and recorded in said Probate Judge's Office in Deed Book 717, folio 327. This property has a street or mailing address currently assigned by governmental authority of 1607 13th Street, Phenix City, Alabama 36867.

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 JULY 21, 2011, RECORDED IN BOOK , PAGE , AFORESAID COUNTY.**

IN WITNESS WHEREOF, I have caused these present to be executed in its name and on its behalf as aforesaid, on this 23rd day of August, 2011.

SUN WEST MORTGAGE COMPANY, INC.

By: Hari S. Agarwal (Seal)  
Name: Hari S. Agarwal  
Title: President

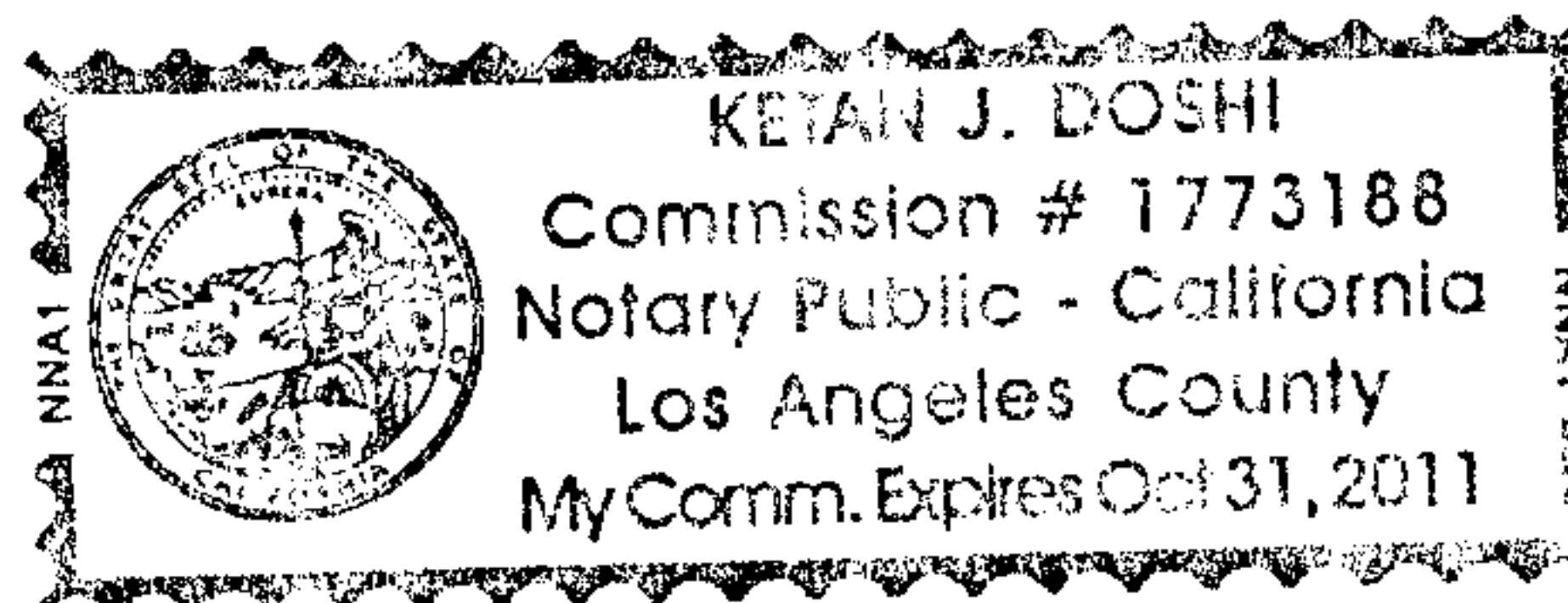
THE STATE OF California  
COUNTY OF Los Angeles

I, the undersigned Notary Public, in and for said county, in said state hereby certify that Hari S. Agarwal who is of Sun West Mortgage Company, Inc., 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 President.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 23rd day of August, 2011

*Ketan J. Doshi*  
NOTARY PUBLIC

My Commission expires: 10-31-11



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