

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

Send Tax Notice to:
Kelly Parham

123 VILLAGE LANE

PELHAM, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-nine thousand and 00/100 Dollars (\$139,000.00) to the undersigned, Fannie Mae a/k/a 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 Kelly Parham, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 45, according to the Survey of Re-survey of Lots 44 and 45, High Ridge Village, Phase 1 as recorded in Map Book 29, Page 85, Shelby County, Alabama Records.


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. Restrictions appearing of record in Inst. No. 2001-40042; Inst. No. 2001-40044 and Inst. No 2003-31800.

\$ 135,476.00 of the above consideration was paid from the proceeds of a mortgage loan 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 Grantee, his/her heirs and assigns, forever.


20111021000314390 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
10/21/2011 01:20:44 PM FILED/CERT

Shelby County, AL 10/21/2011
State of Alabama
Deed Tax: \$4.00



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 22nd day of September, 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 a/k/a 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 22nd day of September, 2011.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL MY COMMISSION EXPIRES JANUARY 14, 2014

2011-002009

A101WVR


20111021000314390 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
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