

Prepared by:
Scott V. Lofranco, Esq.
MCCALLA RAYMER, LLC
Two North Twentieth
220th Street North, Suite 1310
Birmingham, AL 35203
File Number: 1017945AL

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

\$128,912.73

SPECIAL WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**


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, JP Morgan Chase Bank, National Association, successor by merger to Chase Home Finance LLC, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto FEDERAL NATIONAL MORTGAGE ASSOCIATION, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA (FANNIE MAE) (P.O. Box 650043, Dallas, TX 75265-0043), (hereinafter referred to as "GRANTEE"), its successors 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:

UNIT 903, IN HORIZON, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM, WHICH IS RECORDED IN INSTRUMENT 2001-40927, TO WHICH DECLARATION OF CONDOMINIUM A PLAN IS ATTACHED AS EXHIBIT "A" THERETO, SAID PLAN BEING FILED FOR RECORD IN MAP BOOK 28, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND TO WHICH SAID DECLARATION OF CONDOMINIUM THE BY-LAWS OF THE HORIZON CONDOMINIUM ASSOCIATION, INC. IS ATTACHED AS EXHIBIT "D", TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ASSIGNED TO SAID UNIT, AS SHOWN IN EXHIBIT "C" OF SAID DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM.

TO HAVE AND TO HOLD, the aforegranted premises to said GRANTEE(S), its successors 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 AUGUST 25, 2011, RECORDED AS INSTRUMENT NO. 20111005000295080, AFORESAID COUNTY.


20111209000372660 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
12/09/2011 11:17:12 AM FILED/CERT

IN WITNESS WHEREOF, the said JP Morgan Chase Bank, National Association, successor by merger to Chase Home Finance, LLC, by Teresa E. Grace its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 31st day of October, 2011.

JP MORGAN CHASE BANK, NATIONAL
ASSOCIATION, SUCCESSOR BY MERGER TO
CHASE HOME FINANCE LLC

By: Teresa E. Grace ^{10/31/11} (Seal)
Name: Teresa E. Grace
Title: Vice President

THE STATE OF Ohio
COUNTY OF Franklin

I, the undersigned Notary Public, in and for said county, in said state hereby certify that Teresa E. Grace who is Vice President of JP Morgan Chase Bank, National Association, successor by merger to Chase Home Finance, LLC, 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 JP Morgan Chase Bank, National Association, successor by merger to Chase Home Finance, LLC.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 31st day of October, 2011

Charae Fidanza
NOTARY PUBLIC

My Commission expires: 9/11/2016

Charae Fidanza



CHARAE FIDANZA
Notary Public, State of Ohio
My Comm. Expires Sept. 11, 2016

20111209000372660 2/2 \$16.00
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