

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

Send Property Tax Notice to:

Kelsey L. Jones
903 Morning Sun Drive
Birmingham, AL 35242

\$65,650.⁰⁰

SPECIAL WARRANTY DEED

STATE OF Alabama
COUNTY OF Jefferson


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/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America**, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Kelsey L. Jones** (hereinafter referred to as GRANTEE), her heirs, successors, transferees, 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:

UNIT 903, IN HORIZON, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM WHICH IS RECORDED IN INSTRUMENT NO. 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, her heirs, successors, transferees, 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 OCTOBER 5, 2011 AT INSTRUMENT NUMBER 20111005000295080, PROBATE COURT OF SHELBY COUNTY, ALABAMA.


20111209000372670 1/2 \$81.00
Shelby Cnty Judge of Probate, AL
12/09/2011 11:17:13 AM FILED/CERT

IN WITNESS WHEREOF, 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, its Attorney in Fact, who is authorized, to execute this conveyance, has hereto set its signature and seal, on this 30th day of November, 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, its 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, McCalla Raymer, LLC

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 an attorney with McCalla Raymer, LLC, attorney-in-fact for Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, 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 McCalla Raymer, LLC, as attorney in fact for 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 30th day of November, 2011.

Ashley Foster
Notary Public

My Commission expires: 3/28/14



20111209000372670 2/2 \$81.00
Shelby Cnty Judge of Probate, AL
12/09/2011 11:17:13 AM FILED/CERT

Shelby County, AL 12/09/2011
State of Alabama
Deed Tax: \$66.00