

Prepared by:  
Scott V Lofranco, Esq.  
MCCALLA RAYMER, LLC  
Two North Twentieth  
Birmingham, AL 35203  
File Number: 1101530AL

1 childers

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

\$137,373.82

**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, Alabama Housing Finance Authority, (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 Shelby, State of Alabama, to-wit:

Lot 48, According to the final plat of Shiloh Creek Sector One, Plat One, a single Family Residential Subdivision, as Recorded in Map Book 38, Page 54, in the probate of Office of Shelby County, Alabama.

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 28, 2011, RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, AFORESAID COUNTY.**

Instrument No. 20111115000345270

IN WITNESS WHEREOF, I have caused these presents to be executed in its name and on its behalf as aforesaid, on this 30 day of NOVEMBER, 2011.

ALABAMA HOUSING FINANCE AUTHORITY

By: [Signature] (Seal)

Name: KATHY BOSTON

Title: SERVICING MANAGER

THE STATE OF ALABAMA  
COUNTY OF MONTGOMERY

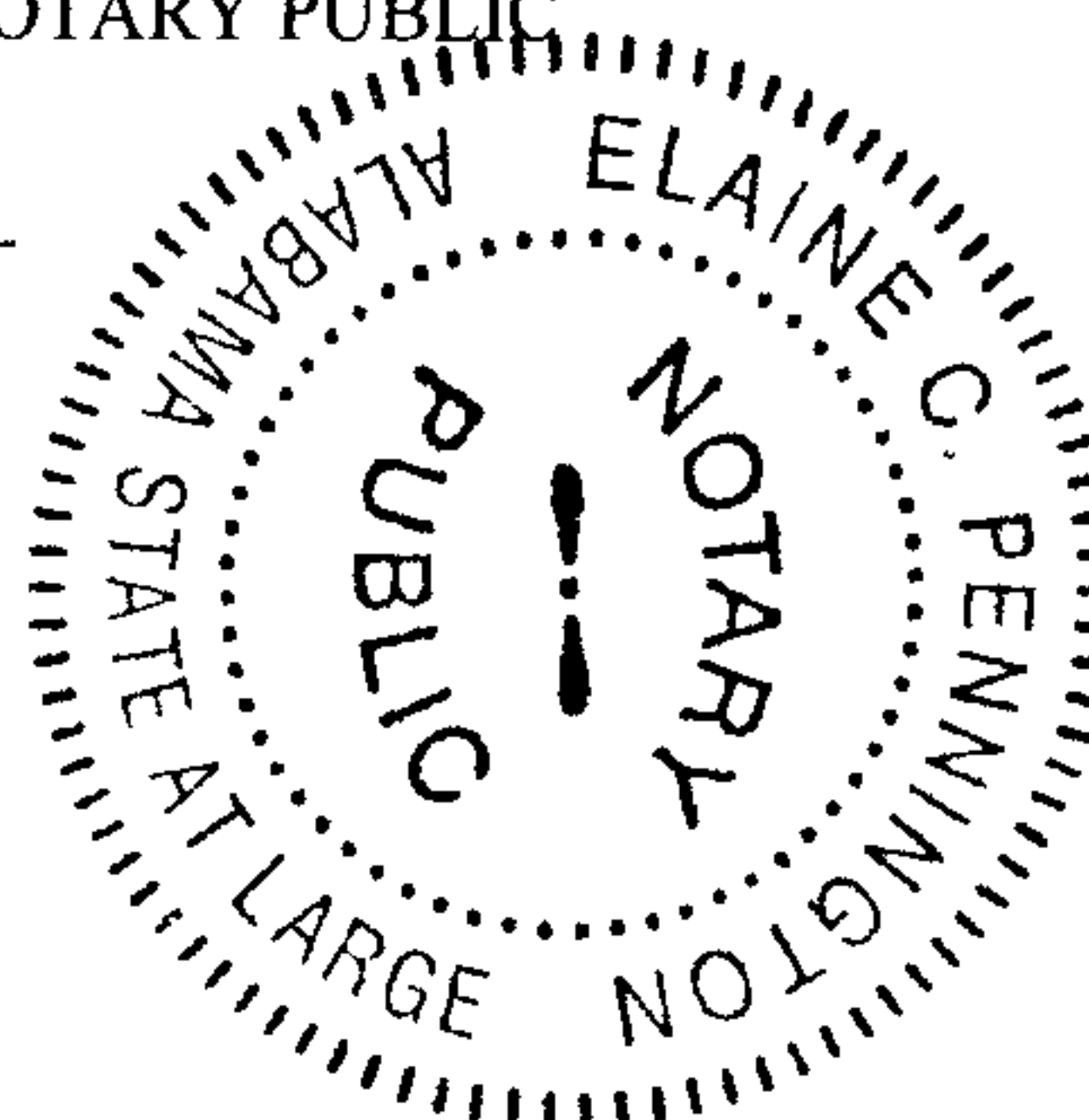
I, the undersigned Notary Public, in and for said county, in said state, hereby certify that KATHY BOSTON who is of ALABAMA HOUSING FINANCE AUTHORITY signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such officer with full authority, executed same voluntarily for and as the act of SERVICING MANAGER.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 30 day of NOVEMBER, 2011

[Signature: Elaine Pennington]  
NOTARY PUBLIC

My Commission expires: \_\_\_\_\_

**My commission expires 3/16/2015.**



20111221000386600 1/1 \$13.00  
Shelby Cnty Judge of Probate, AL  
12/21/2011 10:13:38 AM FILED/CERT