



20120103000000680 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
01/03/2012 10:52:07 AM FILED/CERT

Prepared by:
Scott V. Lofranco, Esq.
McCALLA RAYMER, LLC
Six Concourse Parkway
Suite 2800
Atlanta, Georgia 30328
File No. 1101530AL

Send Property Tax Notice to:

136 Cattail Lane
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Sales Price: \$87,500.00

Loan Amount: \$91,020.00

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 by McCalla Raymer LLC**, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Leah Harris** (hereinafter referred to as GRANTEE), her successors, transferees, and assigns, all right, title, interest and claim in or to the following described real property situated in the County of Shelby, State of Alabama, to-wit: All that property described as follows:

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 Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the aforegranted real property to GRANTEE, her 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 AT INSTRUMENT NO. 20111115000345270 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA.

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 2nd day of December, 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, their atty-in-fact, pursuant to Power
of Attorney recorded in Instrument No.
20100414000113400 Shelby County, Alabama
Records

By: Scott V. Lofranco
Name: Scott V. Lofranco
Title: Attorney, McCalla Raymer, LLC

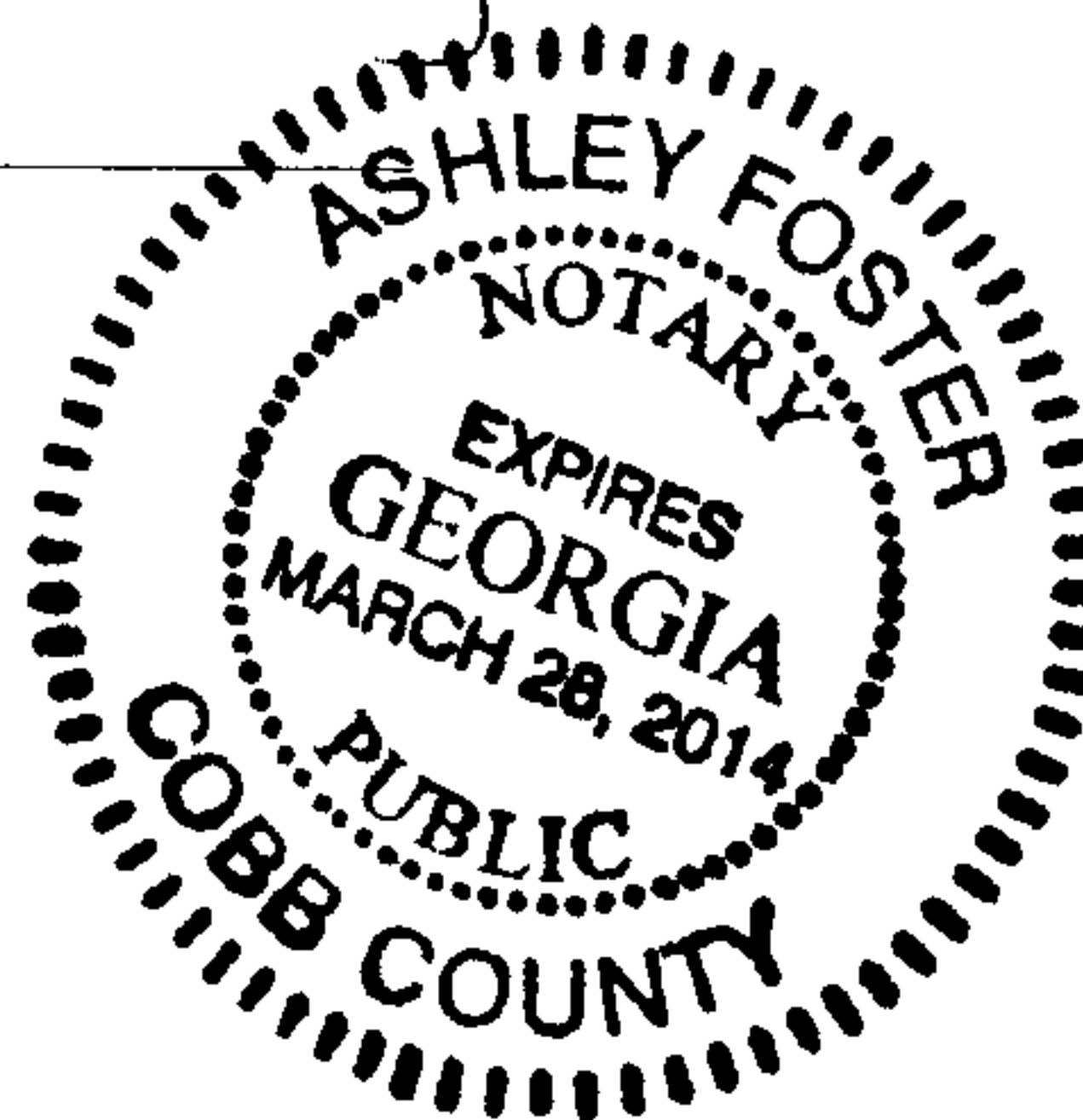
STATE OF Georgia
COUNTY OF Fulton

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 20th day of December, 2011.

Ashley Foster
Notary Public

My Commission expires: 3/28/14



20120103000000680 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
01/03/2012 10:52:07 AM FILED/CERT