

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

Send Tax Notice to:
Kenneth B. Moore

1020 PEARL PLACE
CALEDA, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


That in consideration of One hundred twenty-six thousand five hundred and 00/100 Dollars (\$126,500.00) to the undersigned, Fannie Mae aka 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 Kenneth B. Moore, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 160, according to Emerald Ridge, Sector I set out in Map Book 35, Page 143, in the Probate Office of Shelby County, Alabama.

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. Easement/right-of-way to Alabama Power Company as recorded in Inst. No. 2005-39667 and Inst. No. 2005-39668.
4. Easement/right-of-way to Shelby County as recorded in Vol. 254, Page 131 and Vol. 256, Page 877.
5. Restrictive covenant as recorded in Inst. No. 20051021000548380.
6. Mineral and mining rights excepted.
7. Building setback line of 20 feet reserved from Pearl Place and Sapphire Street as shown by plat.
8. Easements as shown by recorded plat, including 7.5 feet on the Northerly side and 8 feet within the building setback line.
9. Restrictions, limitations, conditions and other provisions as set out in Map Book 35, Page 143 in the Probate Office.
10. Encroachment of concrete drive into easement as shown on survey by James M. Ray dated 10/9/2006.
11. Restrictions as shown on recorded plat.
12. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure

2011-004558 *SWD*


20120103000000700 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
01/03/2012 10:52:09 AM FILED/CERT

Shelby County, AL 01/03/2012
State of Alabama
Deed Tax: \$3.50

deed recorded in Inst. No. 20111018000309940, in the Probate Office of Shelby County, Alabama.

\$ 123,292.00 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 19th day of December, 2011.

Fannie Mae aka Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact

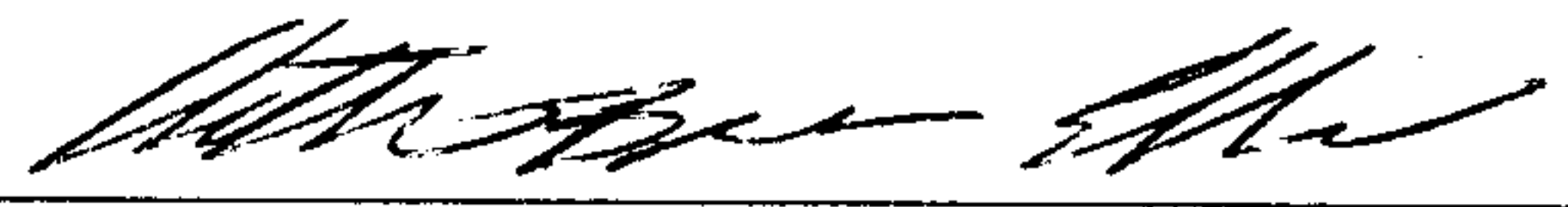
By: 
Its Attorney

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 aka 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 19th day of December, 2011.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-004558

A111F7F

MY COMMISSION EXPIRES DECEMBER 17, 2012


20120103000000700 2/2 \$18.50
Shelby Cnty Judge of Probate, AL
01/03/2012 10:52:09 AM FILED/CERT