

20120130000034320 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
01/30/2012 01:27:50 PM FILED/CERT

Loan Number: 0473670727

INVESTOR NUMBER: 1703916768

GMAC Mortgage, LLC CM #: 102067

MORTGAGOR(S): PHILLIP R. JACKSON AND RAMONA RILEY JACKSON

THIS INSTRUMENT PREPARED BY:

Colleen McCullough
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **GMAC Mortgage, LLC**, does hereby grant, bargain, sell, and convey unto Grantee, **Fannie Mae a/k/a Federal National Mortgage Association**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Part of the East half of the Southeast quarter of Section 29,
Township 21 South, Range 1 West, Shelby County, Alabama,
being more particularly described as follows:

From the Northwest corner of the Northeast quarter of Southeast quarter of said section run in a Southerly direction along the West line of said Northeast quarter of Southeast quarter for a distance of 771.82 feet; thence turn an angle to the left of 76 degrees 44 minutes 43 seconds and run in a Southeasterly direction for a distance of 94.01 feet to a point of curve, said curve being concave in a Northerly direction and having a radius of 204.46 feet and a central angle of 43 degrees 43 minutes 32 seconds, thence turn an angle to the left and run in an Easterly direction along the arc of said curve for a distance of 156.05 feet to the end of said curve; thence turn an angle to the left and run in a Northeasterly direction along a line tangent to the end of said curve for a distance of 308.00 feet to a point on a second curve, said second curve being concave in a Southeasterly direction and having a radius of 215.76 feet and a central angle of 23 degrees 00 minutes; thence turn an angle to the right and run along the arc of said curve in a Northeasterly direction for a distance of 86.61 feet to the end of

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said curve; thence turn an angle to the right and run in a Northeasterly direction along a line tangent to the end of said curve for a distance of 312.00 feet; thence turn an angle to the right of 92 degrees 31 minutes 29 seconds and run in a Southeasterly direction for a distance of 822.26 feet, more or less, to a point on the Northerly right of way line of Southern railroad being the point of beginning; thence turn an angle to the right of 180 degrees and run in a Northwesterly direction for a distance of 822.26 feet; thence turn an angle to the right of 87 degrees, 28 minutes 31 seconds and run in a Northeasterly direction for a distance of 33.00 feet to a point of curve, said curve being concave in a Southerly direction and having a radius of 205.23 feet and a central angle of 24 degrees; thence turn an angle to the right and run along the arc of said curve for a distance of 85.97 feet to the end of said curve; thence turn an angle to the right and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 48.00 feet to a point of a second curve. Said second curve being concave in a Northerly direction and having a radius of 293.36 feet and a central angle of 21 degrees 30 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 110.08 feet to the end of said curve; thence turn an angle to the left and run in a Northeasterly direction along a line tangent to the end of said second curve for a distance of 48.00 feet; thence turn an angle to the right 92 degrees 41 minutes 07 seconds and run in a Southerly direction for a distance of 739.11 feet, more or less, to a point on the North right of way line of Southern railroad; thence turn an angle to the right of 80 degrees 36 minutes 08 seconds and run along said North right of way line for a distance of 285.00 feet, more or less, to the point of beginning.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

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IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it. Executed on this 9 day of December, 2011.

GMAC MORTGAGE, LLC

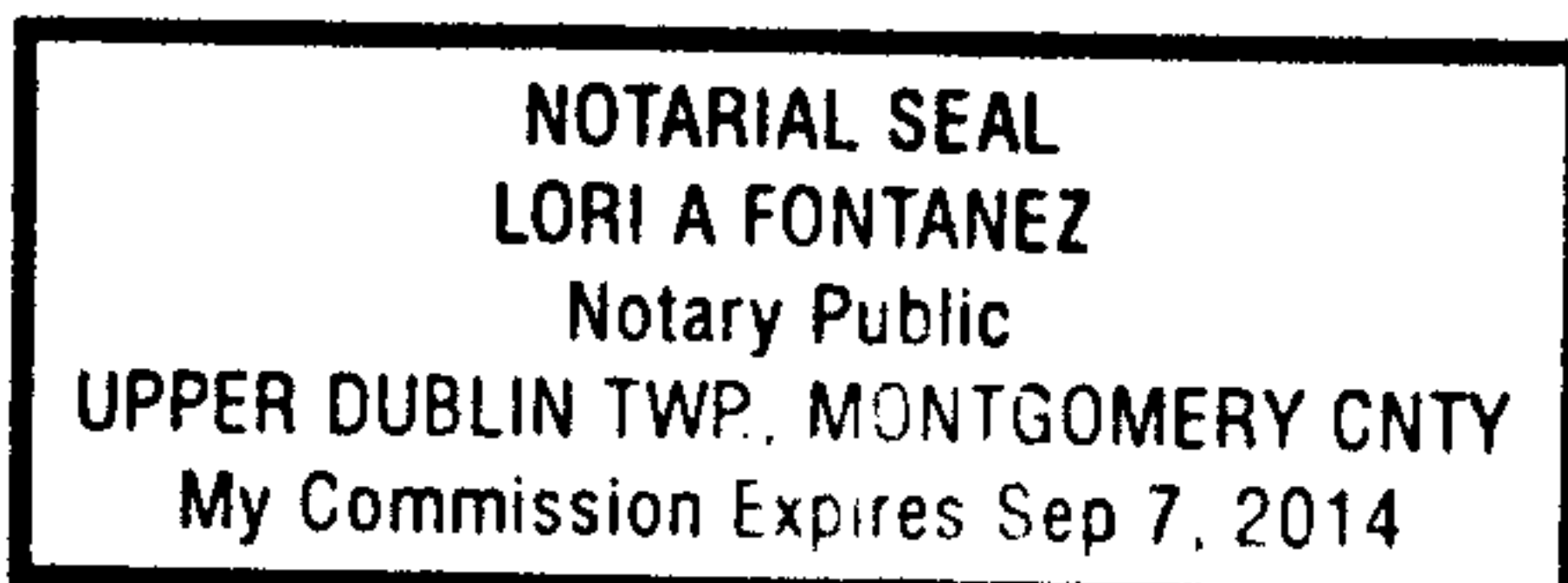
By: Erica Lugo
Erica Lugo
Its: Authorized Officer

STATE OF Pennsylvania)

COUNTY OF Montgomery)

I, Lori A. Fontanez, a Notary Public in and for said County in said State, hereby certify that Erica Lugo, whose name as Authorized Officer of GMAC Mortgage, 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 said conveyance, he/she, as such Authorized Officer, and with full authority, executed the same voluntarily for and as the act of said Authorized Officer.

Given under my hand this the 9 day of December, 2011.



Lori A. Fontanez
Notary Public
My Commission Expires: SEP 07 2014

Grantee's Address:
FANNIE MAE
PO BOX 650043
Dallas, TX 75265-0043