


Send tax notice to:
Amy Holcombe
475 Hwy 47
Columbiana, AL 35051

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED


20120217000060150 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
02/17/2012 03:15:14 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENT: That the undersigned, **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by **AMY HOLCOMBE**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **AMY HOLCOMBE**, the following described real estate, lying and being in the County of **SHELBY**, State of Alabama, to-wit:

Commence at the NE corner of Section 36, Township 21 South, Range 1 West, and run South along the East boundary line of said Section a distance of 394.5 feet; thence turn an angle to the right of 80 degrees 35 minutes and run 2981.6 feet; thence turn an angle to the right of 8 degrees 46 minutes and run 1368.2 feet; thence turn an angle to the right of 28 degrees 26 minutes and run 257.2 feet; thence turn an angle of **145** degrees 19 minutes to the left and run 50.0 feet to the point of beginning of the parcel herein described, said point being 1.75 inch capped pipe; thence continue along the last described course for 248.30 feet to a point; thence turn an angle of 90 degrees to the right and run 187.00 feet to a point, being a point on the East right of way line of County Highway No. 47; thence turn an angle of 91 degrees 48 minutes 18 seconds to the right and run Northerly along said right of way of County Highway No. 47 along a curve to the left, having a radius of 5374.65 feet and central angle of 3 degrees 11 minutes 18 seconds for an arc distance of 299.08 feet to a point, being a 1.5 inch pipe; thence turn an angle of 106 degrees 39 minutes to the right, from the tangent to the curve and leaving said right of way run 192.7 feet to the point of beginning. Said parcel is lying in the NW quarter of the NW quarter, Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT NO. 20110916000275730, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Sales price: 76,500.00; mortgage: \$75,153.00

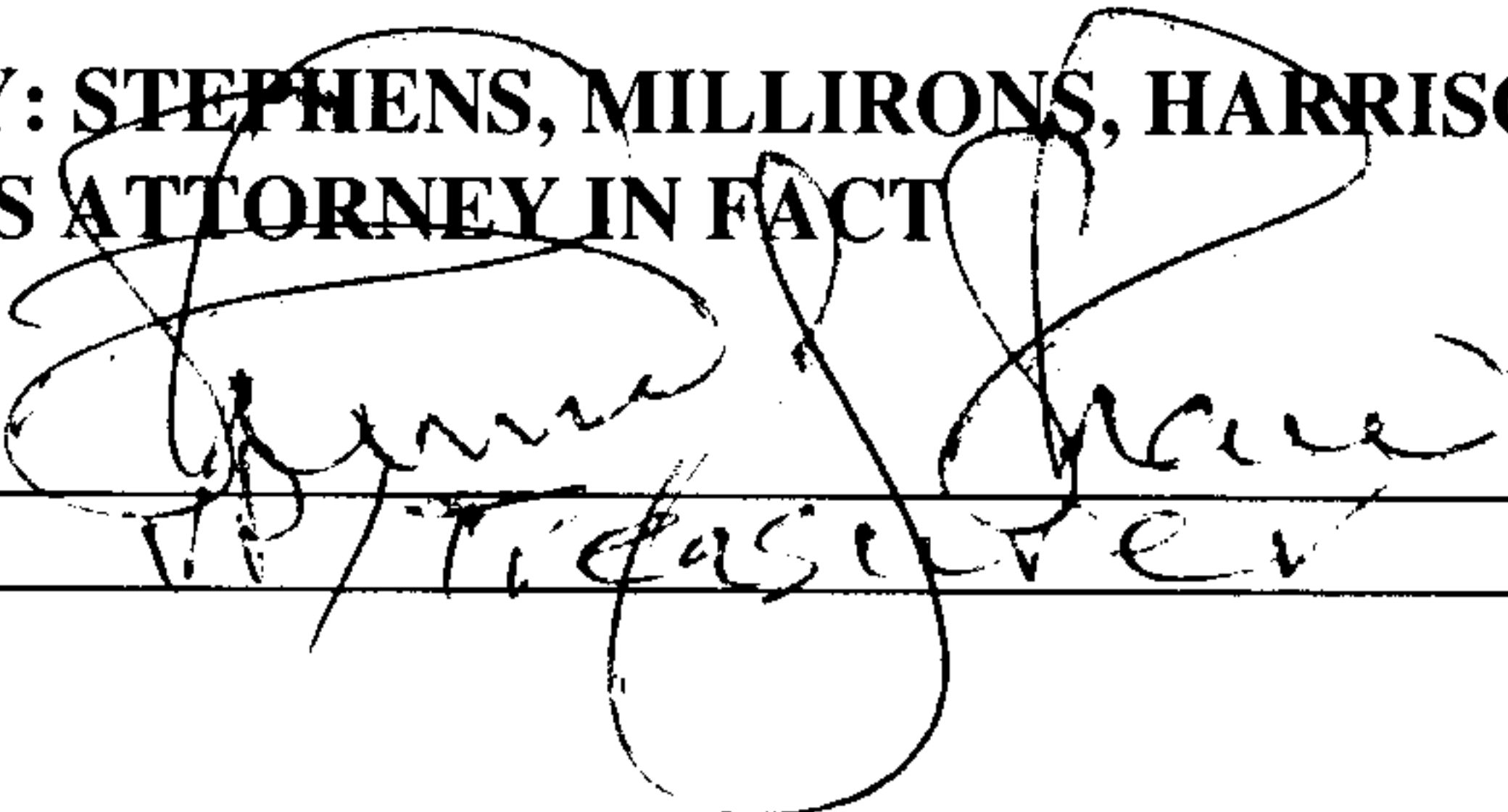
TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **AMY HOLCOMBE** and unto his/her heirs and assigns forever. Said property being subject, however to ad valorem taxes due October 1, 2012; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of **SHELBY** County, Alabama.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

IN WITNESS WHEREOF, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA has caused this instrument to be executed by its undersigned officer/authorized individual on this the 26 day of January, 2012.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

BY: STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.
ITS ATTORNEY IN FACT

BY  (SEAL)
Its Treasurer

Shelby County, AL 02/17/2012
State of Alabama
Deed Tax: \$1.50

STATE OF ALABAMA)
 :
COUNTY OF MADISON)

20120217000060150 2/2 \$16.50
Shelby Cnty Judge of Probate, AL
02/17/2012 03:15:14 PM FILED/CERT

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, This instrument was acknowledge before me on 26th day of January, 2012 by Steven J. Shaw, authorized signer of STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C., as Attorney-in-Fact and/or agent of **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, on behalf of said federal chartered corporation organized and existing under the laws of the United States and 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity 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 seal this the 26th day of January, 2012.
Melinda L. Meen (SEAL)
Notary Public:
My Commission Expires: 10.2.13

POA recorded in Jefferson County in Book 200903, Page 8525

This instrument was prepared by:
JAMES G. HARRISON Stephens, Millirons, Harrison & Gammons
2430 L&N Drive, Huntsville, AL 35801
Re: 475 Highway 47, Columbiana, AL 35051