



20120305000077250 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
03/05/2012 12:45:40 PM FILED/CERT

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

Send Tax Notice to:  
Meagan K. Mims

285 Rossburg Drive  
Calera, AL 35040

### **SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred two thousand and 00/100 Dollars (\$102,000.00) to the undersigned, Fannie Mae a/k/a 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 Meagan K. Mims, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Survey of Rossburg, Sector II, as recorded in Map Book 36, page 38, 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 Instrument Number 20050803000393900; Volume 220 page 46; Volume 103, page 171 and Volume 294, page 581.
4. Easement/right-of-way to South Central Bell as recorded in Deed Book 294, page 581.
5. Restrictive covenant as recorded in Instrument Number 200607060000324650.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein
7. Restrictions as shown on recorded plat.
8. 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 deed recorded in Instrument No. 20111104000331350, in the Probate Office of Shelby County, Alabama.

\$ 99,414.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

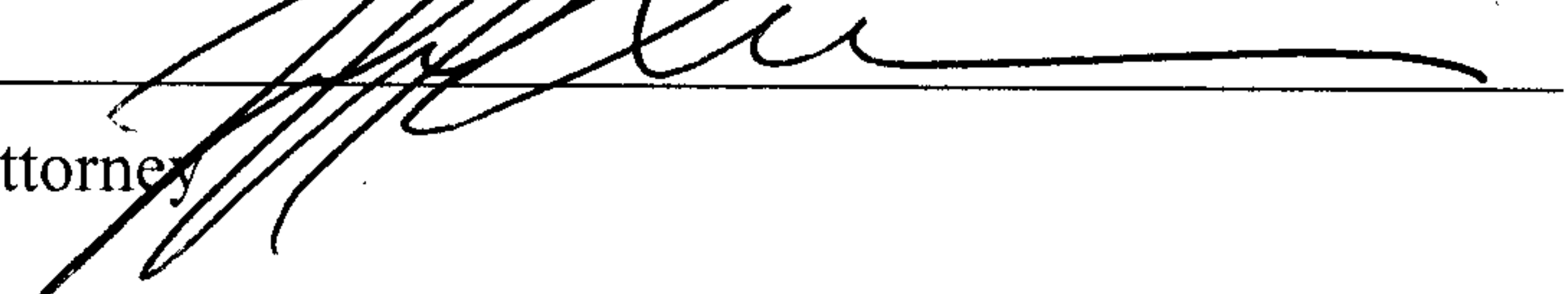
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.



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 21st day of February, 2012.

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

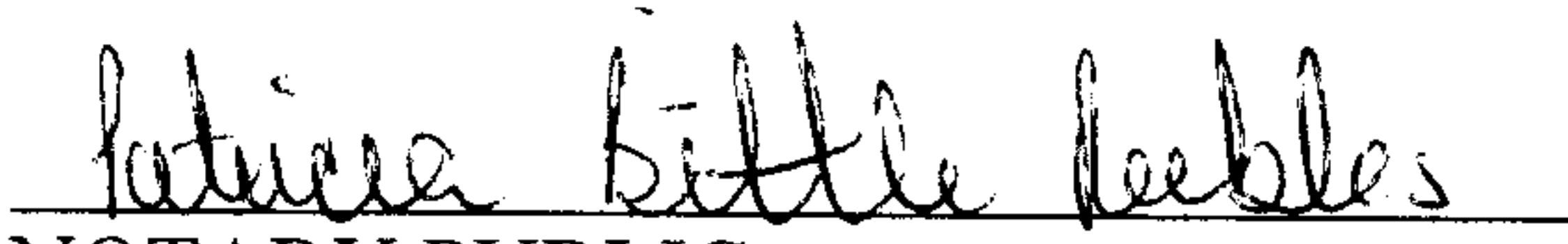
By:   
Its Attorney

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 a/k/a 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 21st day of February, 2012.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2011-004494

MY COMMISSION EXPIRES NOVEMBER 12, 2013

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20120305000077250 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
03/05/2012 12:45:40 PM FILED/CERT

Shelby County, AL 03/05/2012  
State of Alabama  
Deed Tax: \$3.00