

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

Send Tax Notice to:
Aubrey Dennis Scott

P.O. Box 383065
Birmingham, AL
35238-3065

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Four hundred thirty-five thousand and 00/100 Dollars (\$435,000.00) 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 Aubrey Dennis Scott, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Survey of First Amended Plat of Greystone Farms, North Phase 1, as recorded in Map Book 23, Page 57, 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. Restrictive covenant as recorded in Inst. 1996-17498; Inst. 1997-38776; Inst. 1998-10063 and Inst. 1998-12853..
4. Mineral and mining rights as recorded in Inst. 1999-12853.
5. 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 Number 20110311000081000, in the Probate Office of Shelby County, Alabama.

348,000.00 +

\$ 43,065.00 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.

Shelby County, AL 03/15/2012
State of Alabama
Deed Tax: \$44.00



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 5th day of March, 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 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 5th day of March, 2012.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-005056

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A1109DP


20120315000090040 2/2 \$59.00
Shelby Cnty Judge of Probate, AL
03/15/2012 10:19:15 AM FILED/CERT