



20120412000126960 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
04/12/2012 03:12:24 PM FILED/CERT

**Loan Number: 0656302441**  
**INVESTOR NUMBER: 316929581**

**GMAC Mortgage, LLC CM #: 205445**

**MORTGAGOR(S): SANDRA M. ZOLLER**

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, **Federal Home Loan Mortgage Corporation**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

All that parcel of land in city of Birmingham, Shelby County, State of Alabama, as more fully described in Deed book 1999. Page 31959, ID# 106140003062000, Being Known and designated as:

Lot 61, according to the Survey of Sunny Meadows, 3rd Sector, Plat Book 9, Page 91A & B.

By fee simple deed from David B. Curry and Judy W. Curry, husband and wife as set forth in Book 1999, Page 31959 dated 07/23/1999 and recorded 08/02/1999, Shelby County Records, Sate of Alabama

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.

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

\*205445\* \*SWD\* \*R

\$182,975.00



20120412000126960 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
04/12/2012 03:12:24 PM FILED/CERT

deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, said Grantor has hereunto set its signature this 16 day of March, 2012.

GMAC MORTGAGE, LLC

By: *Pratiksha Jain* **Pratiksha Jain**  
Its: Authorized Officer

STATE OF Pennsylvania )

COUNTY OF Montgomery )

I, Kelly T. Cunningham, a Notary Public in and for said County in said State, hereby certify that Pratiksha Jain, 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 GMAC Mortgage, LLC

Given under my hand this the 16 day of March, 2012

*Kelly T. Cunningham*  
Notary Public

My Commission Expires: —

Please Send Tax Notices to:  
GMAC Mortgage, LLC  
GMAC, LLC  
1100 Virginia Drive  
Fort Washington, PA 19034

