

Send Tax notice to:
Vanessa McClure & Chris
McClure
278 Old Cahaba Trail
Helena, AL 35080

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

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 **CHRIS MCCLURE AND VANESSA MCCLURE**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **CHRIS MCCLURE AND VANESSA MCCLURE, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION** the following described real estate, lying and being in the County of Shelby County, State of Alabama, to-wit:

Lot 116, according to the Survey of Old Cahaba, Winter Crest Sector, as recorded in Map Book 24, Page 69, in the Probate Office of Shelby County, Alabama.


SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT NUMBER 20111219000382500, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Sales price: \$175,000.00; consideration: 166,000.00

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 **CHRIS MCCLURE AND VANESSA MCCLURE, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION**. 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.

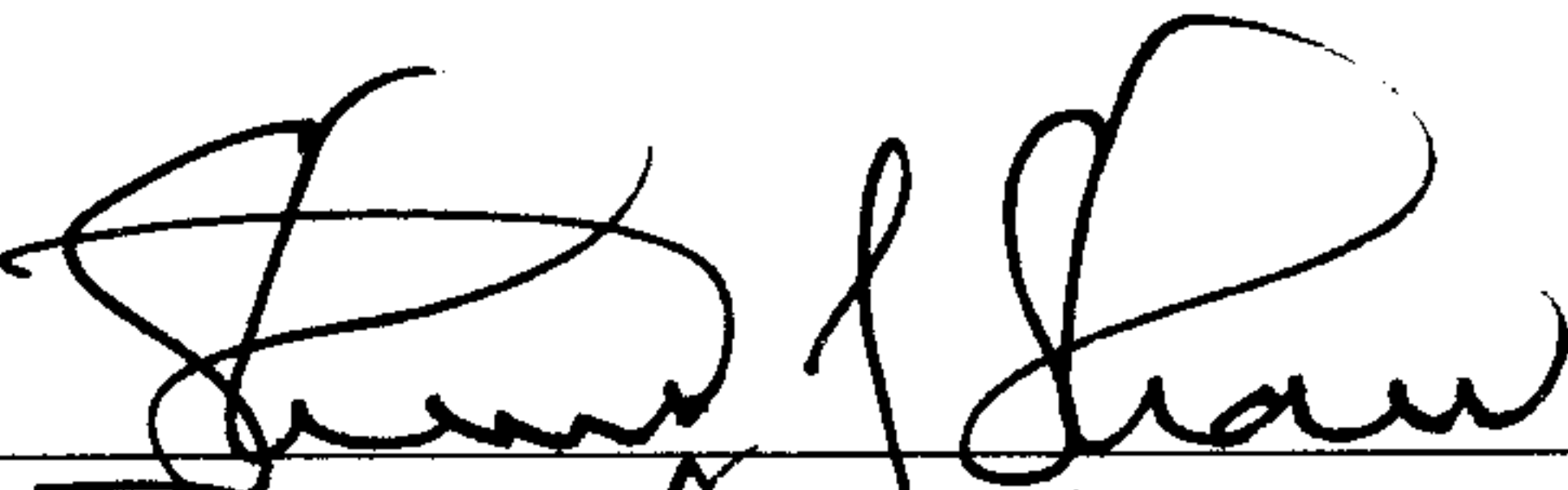
IN WITNESS WHEREOF, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA has caused this instrument to be executed by its undersigned officer/authorized individual on this the 27 day of April, 2012.


20120504000157410 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
05/04/2012 02:56:54 PM FILED/CERT

Shelby County, AL 05/04/2012
State of Alabama
Deed Tax: \$9.00

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

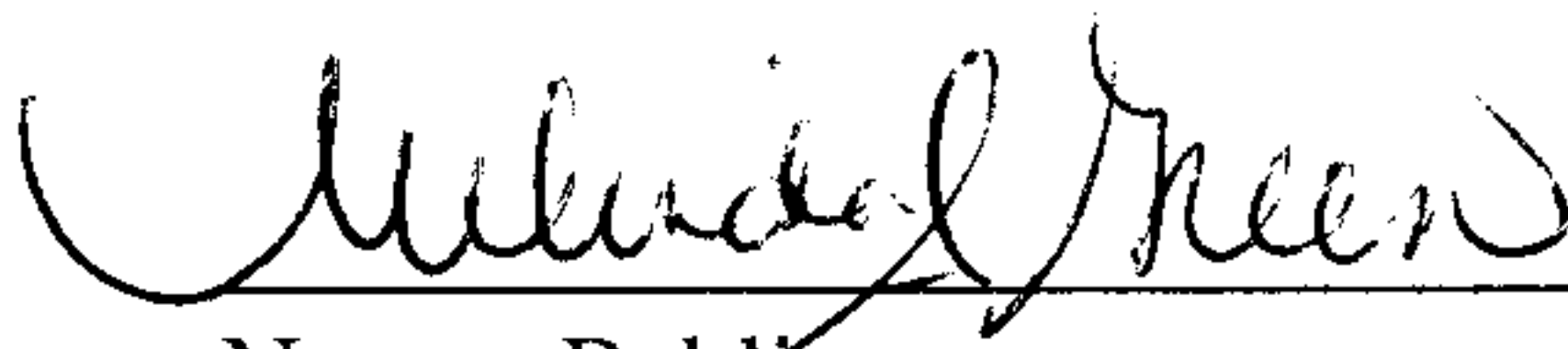
BY: STEPHENS, MILLIRONS, HARRISON &
GAMMONS, P.C.
ITS ATTORNEY IN FACT

BY  (SEAL)
ITS President

STATE OF ALABAMA)
 :
COUNTY OF MADISON)

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 27th day of April, 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 27th day of April, 2012.

 (SEAL)
Notary Public:
My Commission Expires: 10-2-13

POA recorded in Jefferson County in Book 200903, Page 8525
This instrument was prepared by:
STEVEN J. SHAW
Stephens Millirons, PC
120 Seven Cedars Drive, Huntsville, AL 35802
Re: 278 Old Cahaba Trail, Helena, Alabama 35080

