

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

Send Tax Notice to:
Joseph T. Owens
238 COUNTY ROAD 437
STERRETT, AL 35147

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-six thousand one hundred and 00/100 Dollars (\$96,100.00) 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 Joseph T. Owens, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Southeast 1/4 of the Northeast 1/4, Section 30, Township 19 South, Range 1 East, Shelby County, Alabama; thence run Northerly along the East line of said 1/4 1/4 515.0 feet to the point of beginning of the property being described; thence continue along the last described course 100.0 feet to a point; thence turn 89 degrees 43 minutes left and run 221.65 feet to a point on the East line of public road; thence turn 90 degrees 17 minutes left and run Southerly along road line 100.0 feet to a point; thence turn 89 degrees 43 minutes left and run Easterly 221.65 feet to the point of beginning; being situated in Shelby County, Alabama.

Being once and the same parcel of real property described in that certain conveyance dated April 7, 1983 and recorded in Book 346 Page 218.

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. Waterline Easement recorded in Instrument Number 20070219000775680.
4. Mineral and mining rights excepted
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 No. 20120223000063690, in the Probate Office of Shelby County, Alabama.

\$ 98,061.00 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



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 18th day of April, 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 18th day of April, 2012.


NOTARY PUBLIC


My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2012-000555

A1207Y4


20120504000157640 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
05/04/2012 03:11:33 PM FILED/CERT