

20120507000158700 1/2 \$37.00  
Shelby Cnty Judge of Probate, AL  
05/07/2012 09:49:42 AM FILED/CERT

Shelby County, AL 05/07/2012  
State of Alabama  
Deed Tax: \$22.00

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

Send Tax Notice to:  
Richard Bryan Humphries

229 Timber Ridge Circle  
Alabaster, AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred twenty thousand and 00/100 Dollars (\$220,000.00) 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 Richard Bryan Humphries, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32 according to the Survey of Resurvey of Lots 10 through 13, 27, 31, 32 and 34 through 38, Final Plat of Forest Ridge as recorded in Map Book 32, Page 22 A and B, Shelby County, Alabama Records.

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. Building setback line of 30 feet reserved from Timer Ridge Drive and Timer Ridge Circle as shown by Plat.
4. Restrictions covenants and conditions as set out in instruments recorded in Inst. No. 2003020400064510 and Inst. Not. 2003020400064610 in the Probate Office.
5. Rights of Ways granted to Southern Bell Telephone and Telegraph by instruments recorded in Deed 326, Page 577 in the Probate Office.
6. Rights of Way granted to Shelby County by instrument recorded in Deed Book 211, Page 611 in the Probate Office.
7. Easements as set out in Deed Book 324, Page 506 in the Probate Office.
8. Declaration of Protective Covenants as set out in Inst. No. 2003020400064610 in the Probate Office
9. Restrictions Limitations conditions and other provisions as set out in Map Book 31, Page 2 and Map Book 32, Page 22 A and B in the Probate Office.

\$ 198,000.00 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 26th day of April, 2012.

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

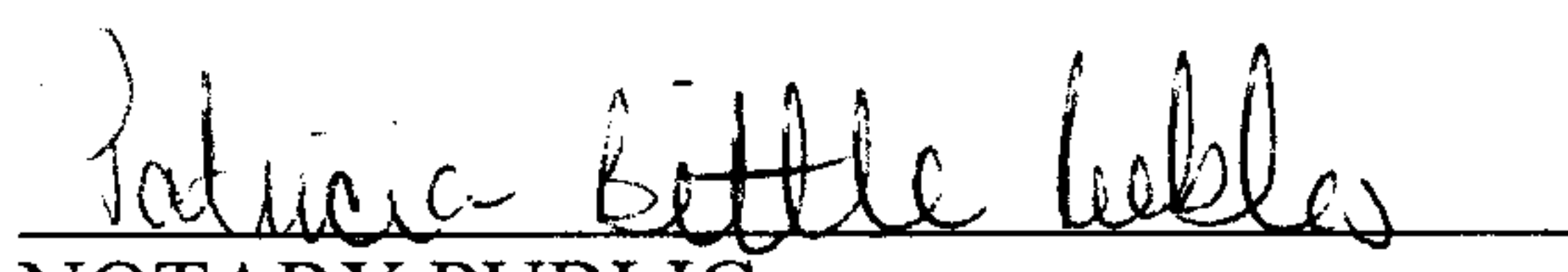
By:   
Its Attorney

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 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 26th day of April, 2012.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2011-003551

MY COMMISSION EXPIRES NOVEMBER 12, 2013

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