



20120605000196240 1/2 \$29.00  
Shelby Cnty Judge of Probate, AL  
06/05/2012 08:47:39 AM FILED/CERT

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

Send Tax Notice to:  
Howard Allen Green  
Jennifer G. Green  
30 Dorrough Road  
Columbiana, AL 35051

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred seventy-four thousand five hundred and 00/100 Dollars (\$274,500.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Howard Allen Green, and Jennifer G. Green, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 20 South, Range 1 East, and run East along the South Section Line 858.15 feet to a point; thence turn a right interior angle of 95 degrees, 48 minutes, 44 seconds and run Northeasterly 618.48 feet to a 1/2 inch iron pin with yellow plastic cap found on the Southwesterly Right of Way line of Shelby County Highway 445, Durrough Road, and the Point of Beginning of the Property herein described; thence turn a right interior angle of 94 degrees 55 minutes 50 seconds and run Northwesterly along said Right of Way line 170.00 feet to a 1/2 inch iron pin with yellow plastic cap found at the intersection of said Right of Way line and the Southeasterly Right of Way line of Shelby County Highway 32; thence turn a Right interior angle of 113 degrees 11 minutes 37 seconds and run Southwesterly along said Highway 32 Right of Way line 144.08 feet to a 1/2 inch iron pin found; thence turn a right interior angle of 145 degrees, 18 minutes, 00 seconds and leaving said Highway, run Southerly 858.41 feet to a 5/8 inch iron pin found; thence turn a right interior angle of 89 degrees 39 minutes 29 seconds and run Easterly 140.0 feet to a 1/2 inch iron pin with yellow plastic cap found; thence turn a Right interior angle of 96 degrees 55 minutes 05 seconds and run Northeasterly 948.35 feet to the point of beginning; being a part of the Southwest 1/4 of Southwest 1/4 of Section 6 and the Northwest 1/4 of Northwest 1/4 of Section 7, Township 20 South, Range 1 East, Shelby County, Alabama.

Also known as: Estate "A", as recorded in Map Book 34, Page 144, in the Office of the Judge of Probate 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Instrument No. 20050802000390240 and Instrument No. 2000-23179.
4. Restrictions as shown on recorded plat.
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 20111215000379430, in the Probate Office of Shelby County, Alabama.

\$ 260,775.00 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 Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24th day of May, 2012.

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

By: \_\_\_\_\_

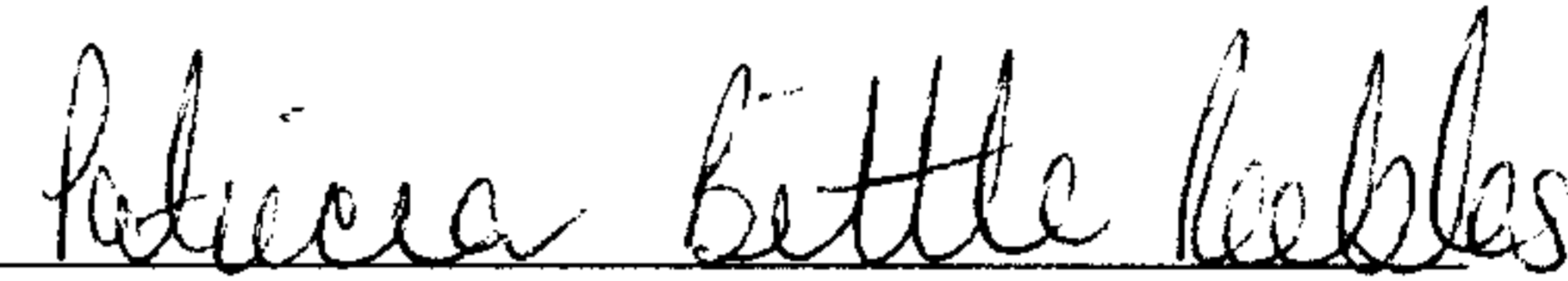
Its Attorney

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 24th day of May, 2012.



NOTARY PUBLIC


My Commission expires:

AFFIX SEAL

2012-000245

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A111QJW

  
20120605000196240 2/2 \$29.00  
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Shelby County, AL 06/05/2012  
State of Alabama  
Deed Tax: \$14.00