

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

Send Tax Notice to:  
Delbert Hiestand

2105 Partridge Berry Rd  
Birmingham, AL 35244

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


That in consideration of Two hundred thousand and 00/100 Dollars (\$200,000.00) 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 Delbert Hiestand, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Third Addition, Riverchase West, Residential Subdivision, as recorded in Map Book 7, page 139, in the Probate Office 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 Grantee herein assume and agree to pay.
3. Subject to public utility easements as shown by recorded plat, including a 50 foot easement on the Easterly side at rear; a 20 foot across the rear of lot (10 feet with and 10 feet within 50 foot easement); a 10 foot easement on the Westerly side of lot and an irregular on the Northwest corner of Lot.
4. Subject to Declaration of Protective Covenants, Agreements, Easements, charges and liens for Riverchase (Residential) recorded in Book 14 beginning at Page 536, as amended in Book 17, beginning at Page 550, and amended in Book 332, Page 81 and Notice of Compliance Certificate, recorded in Book 34, Page 549 in Probate Office.
5. Subject to Agreement with Alabama Power Company as to underground cables recorded in Book 30, Page 428 and covenants pertaining thereto recorded in Book 30, Page 443 in Probate Office.
6. Restrictions as shown on recorded plat.
7. 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. 20120201000037610, in the Probate Office of Shelby County, Alabama.



  
20120608000203690 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
06/08/2012 03:36:22 PM FILED/CERT

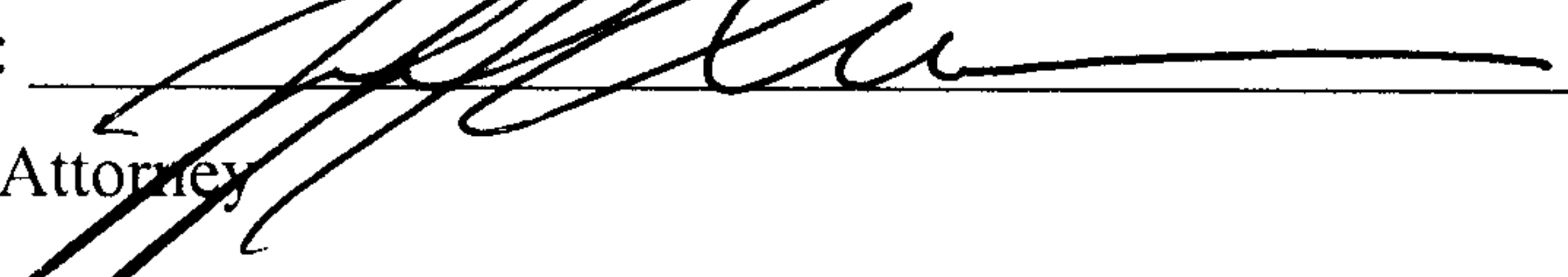
\$ 200,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 29th 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 29th day of May, 2012.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2012-000867

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A12046X

  
20120608000203690 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
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