

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

Send Tax Notice to:
Paul Thompson

493 Forest Lakes Drive
Stearrett, AL 35147

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-nine thousand and 00/100 Dollars (\$149,000.00) 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 Paul Thompson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 192, according to the Survey of Forest Lakes Subdivision 3rd Sector 2nd Phase as recorded in Map Book 32, Page 26 A and B 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. Easement/right-of-way to Alabama Power Company as recorded in Book 126 page 191; Book 16 page 323; Book 236 page 829 and Inst. 2004010200000390.
4. Easement/right-of-way to Shelby County as recorded in Inst. 1993-03955; Inst. 1993-03957; Inst. 1993-03959; Inst. 1993-03960; Inst. 1993-03961; Inst. 1993-03964; Inst. 1993-03965; and Inst. 1993-03966; .
5. Restrictive covenant as recorded in Inst. 2003100600671368.
6. Mineral and mining rights as recorded in Deed Book 331 page 262.
7. Restrictions as shown on recorded plat.
8. 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 2011102600319470, in the Probate Office of Shelby County, Alabama.

\$ 141,550.00 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 28th day of June, 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 28th day of June, 2012.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL MY COMMISSION EXPIRES JANUARY 14, 2014

2012-000771

A111CGK


20120706000239660 2/2 \$22.50
Shelby Cnty Judge of Probate, AL
07/06/2012 01:46:32 PM FILED/CERT

Shelby County, AL 07/06/2012
State of Alabama
Deed Tax: \$7.50