

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

Send Tax Notice to:
Jimmy Hyde
Michael T. Rogers, Terri Lynn Rogers
769 Merlin Dr
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-one thousand five hundred and 00/100 Dollars (\$61,500.00) 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 Jimmy Hyde, Michael T. Rogers, and Terri Lynn Rogers, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, of The Round Table Subdivision, as recorded in Map Book 7, page 38 in the Office of the Judge of Probate of Shelby County, Alabama. Also, that part of Lot 2 of the above described subdivision, more particularly described as follows: Begin at the Northeasterly corner of said Lot 2; thence in a Southeasterly direction, along the East lot line of said Lot 2, a distance of 157.82 feet; thence 100 degrees 03 minutes 08 seconds right, in a Northwesterly direction and along the South lot line of said Lot 2, a distance of 27.55 feet; thence 90 degrees right, in a Northeasterly direction, a distance of 155.40 feet to the Point of Beginning.

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 South Central Bell as recorded in Book 309, Page 341.
4. Easement/right-of-way to Shelby County as recorded in Book 211, Page 622 and as acquired condemnation proceedings recorded in Probate Minutes 19, 223.
5. Building and setback lines of 35' from Merlin Drive and Shelby County Highway 12 as recorded in Map Book 7, Page 38.
6. Easement of 10' on rear lot lines as shown by plat recorded in Map Book 7, Page 38.
7. Subject to covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or nation origin) as set forth in the document recorded in Misc Book 24, Page 168.
8. Transmission line permits to Alabama Power Company as recorded in Deed Book 103, Page 171 and Deed Book 220, Page 46.
9. Restrictions as shown on recorded plat.
10. 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 20120113000016980, in the Probate Office of Shelby County, Alabama.

\$49,200.00 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, their heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 25th day of July, 2012.

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

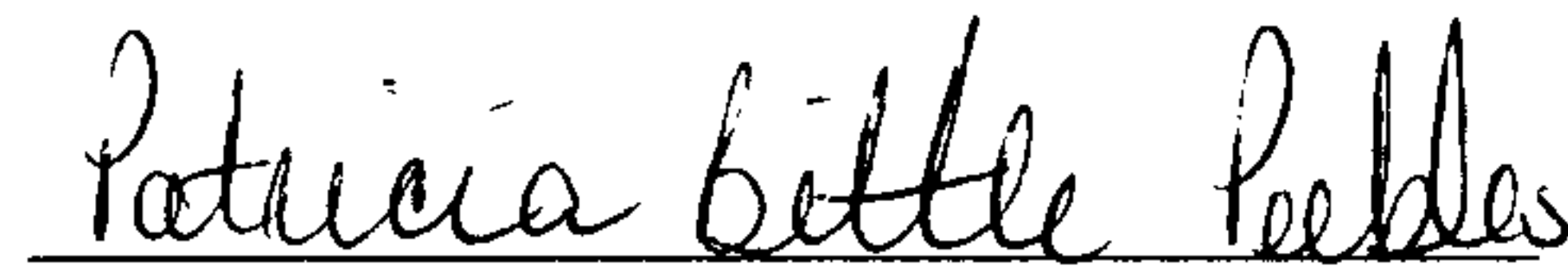
By: 
Its Attorney

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 25th day of July, 2012.



NOTARY PUBLIC


My Commission expires:

AFFIX SEAL

2012-000864

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A111VWG


20120803000284040 2/3 \$30.50
Shelby Cnty Judge of Probate, AL
08/03/2012 01:21:10 PM FILED/CERT

REAL ESTATE SALES VALIDATION

Grantor's Name & Mailing Address:
Fannie Mae aka Federal National
Mortgage Assn.
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

Grantee's Name and Mailing Address:
Jimmy Hyde, Michael T. Rogers &
Terri Lynn Rogers
796 Merlin Drive
Calera, AL 35040

Property Address:
796 Merlin Drive
Calera, Alabama 35040

Date of Sale: 7/31/2012
Total Purchase Price: \$61,500.00
Loan amount: \$49,200.00

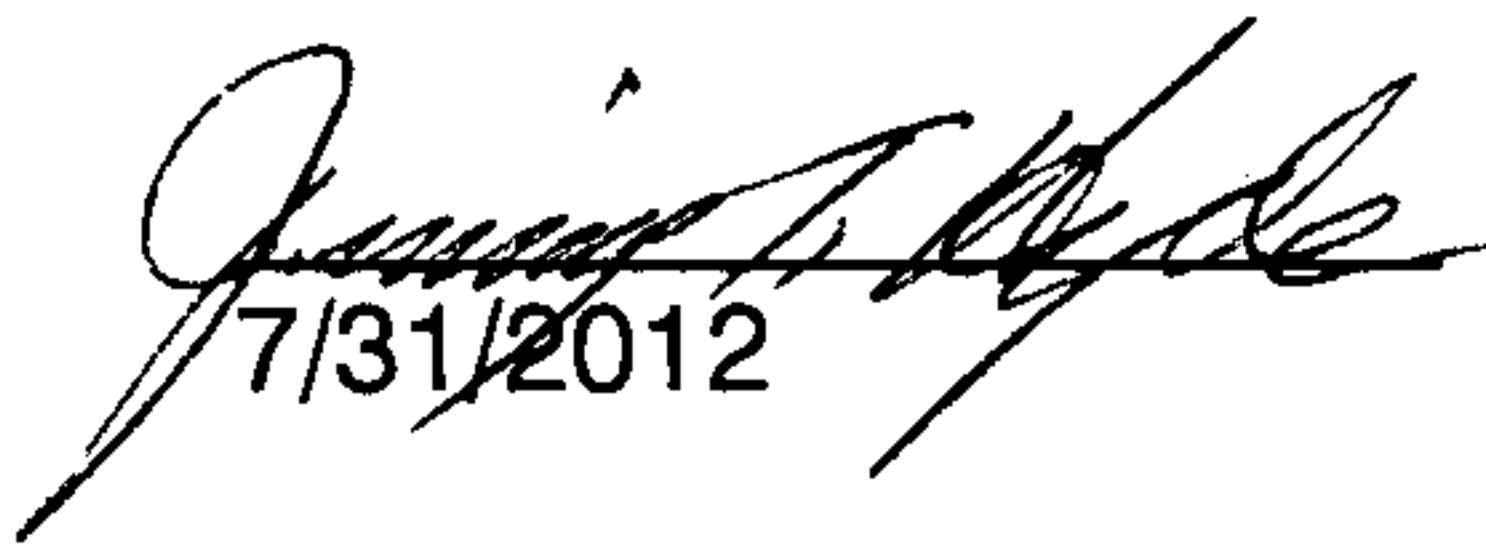
The purchase price or actual value claimed on this form can be verified in the HUD-1 Settlement Statement (Closing Statement).

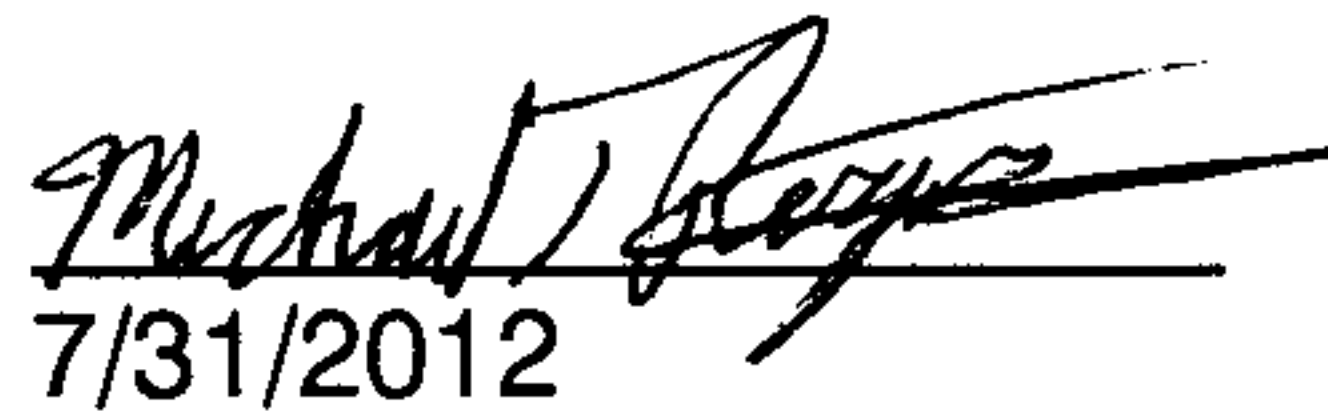
I attest to the best of my knowledge and belief that the information contained in the foregoing document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

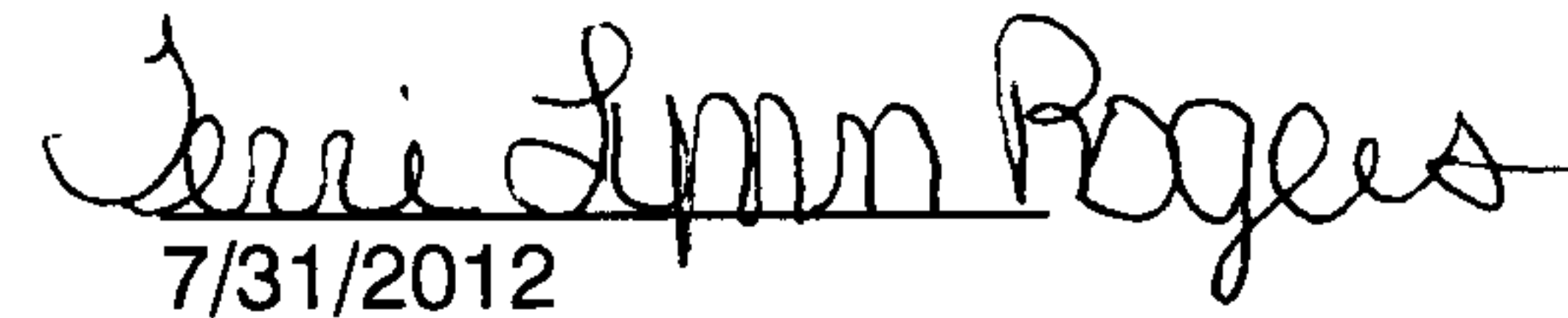
Jimmy Hyde

Michael T. Rogers

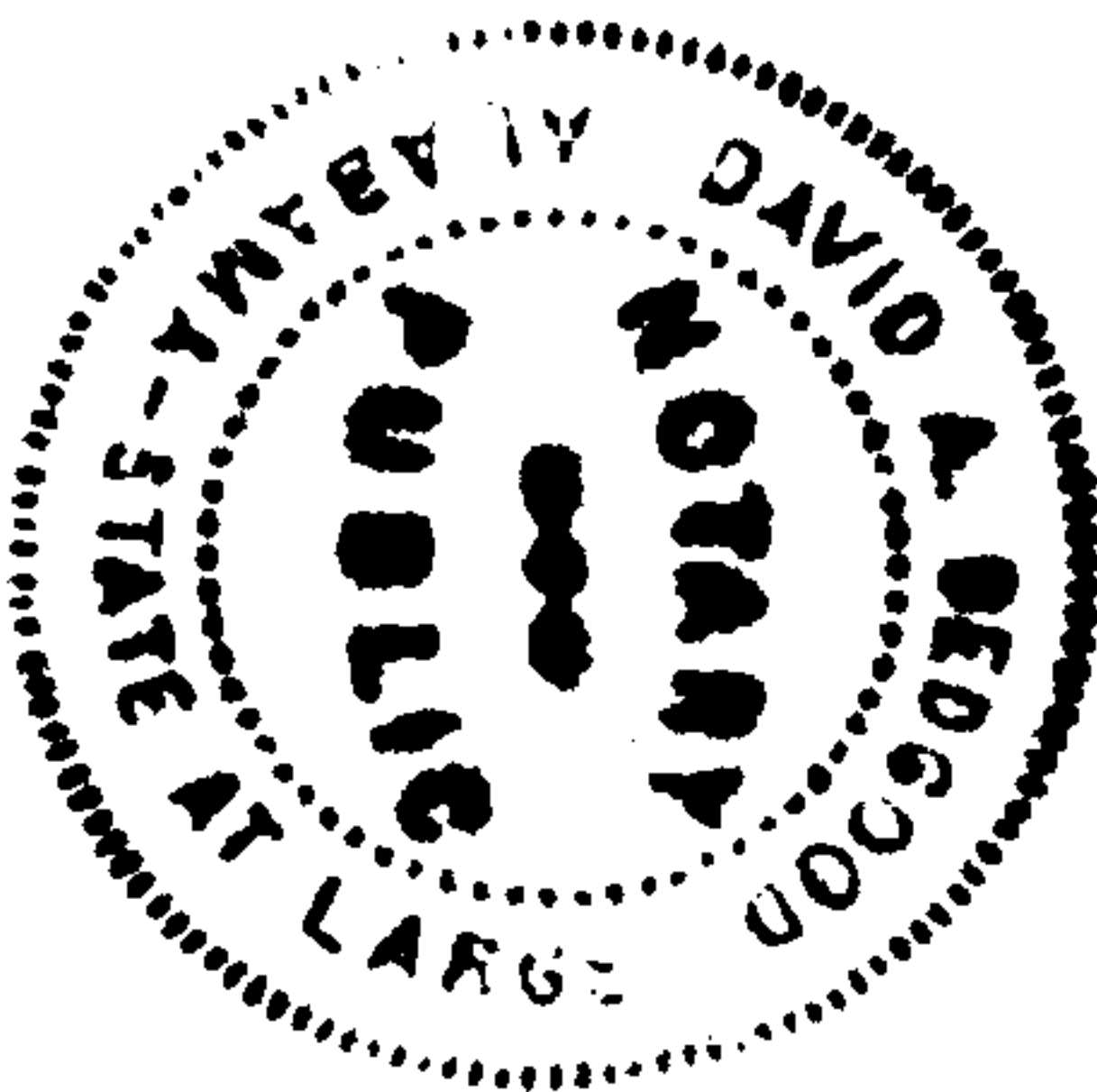
Terri Lynn Rogers

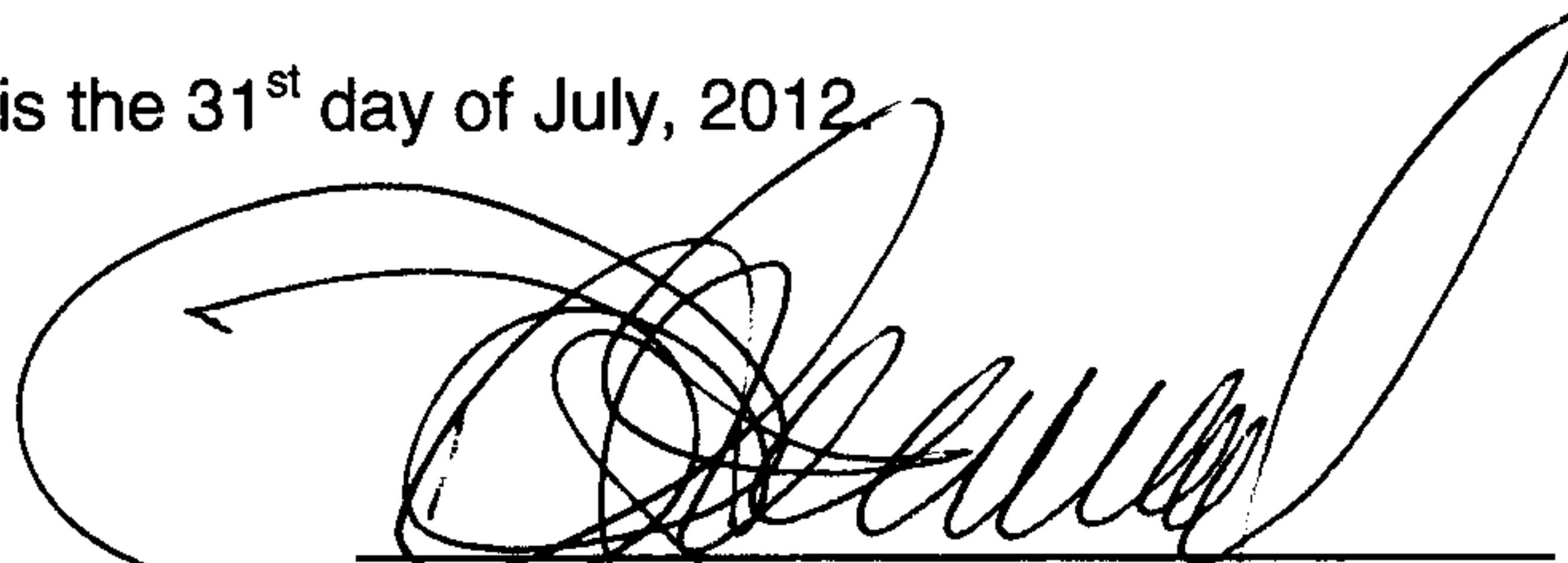

7/31/2012



7/31/2012


7/31/2012

Sworn to and subscribed before me on this the 31st day of July, 2012




Notary Public
My commission expires: 8/16/15


20120803000284040 3/3 \$30.50
Shelby Cnty Judge of Probate, AL
08/03/2012 01:21:10 PM FILED/CERT