

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

Send Tax Notice to:
Calvin D. Dunning

772 Dividing Ridge
Hoover, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-eight thousand and 00/100 Dollars (\$148,000.00) 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 Calvin D. Dunning, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 50, according to the survey of Riverchase West Dividing Ridge First Addition, as recorded in Map Book 7, Page 3, 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 21 page 393.
4. Restrictive covenant as recorded in Book 14 page 536; Book 17 page 550 and Book 21 page 392.
5. Mineral and mining rights excepted
6. Restrictions as shown on recorded plat.

\$ 145,319.00 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 23rd day of July, 2012.

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

By: _____

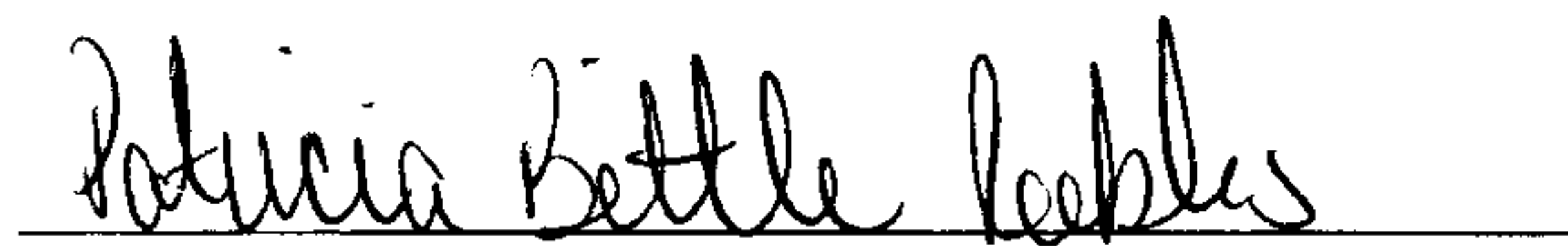
Its Attorney

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 23rd day of July, 2012.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2011-005166

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A110BCJ



20120806000288280 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/06/2012 03:47:14 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

Property Address:

772 Dividing Ridge
Hoover, AL 35244

Grantee's Name and Mailing Address:

Calvin D. Dunning
772 Dividing Ridge
Hoover, AL 35244
Calera, AL 35040

Date of Sale: ^{8/01/12} ~~7/31~~/2012

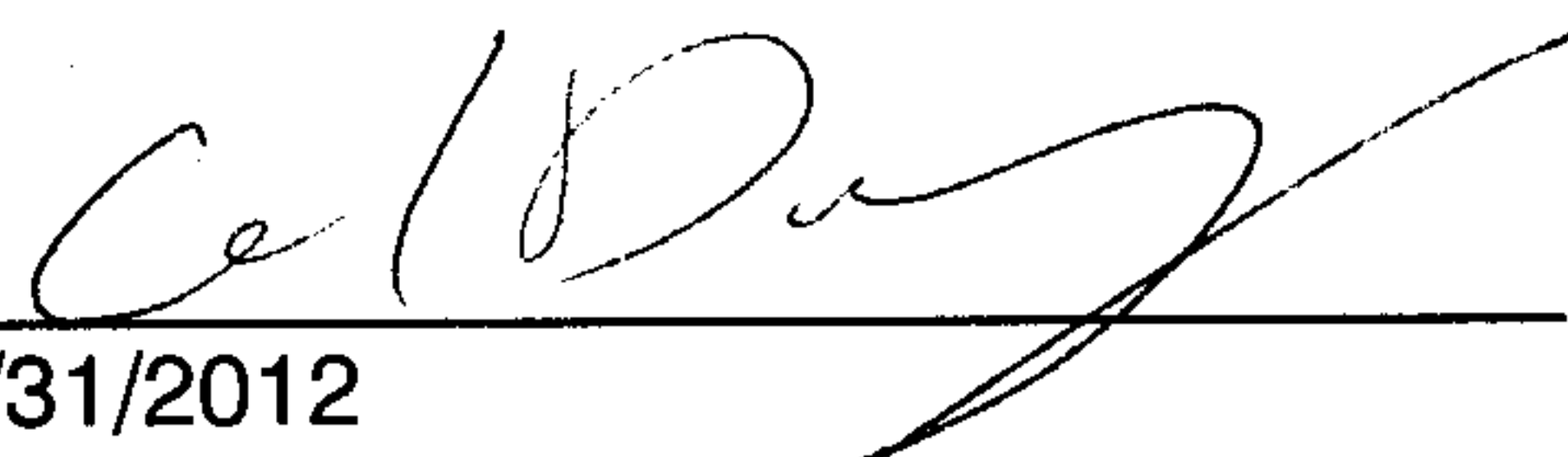
Total Purchase Price: \$148,000.00

Loan amount: \$145,319

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).

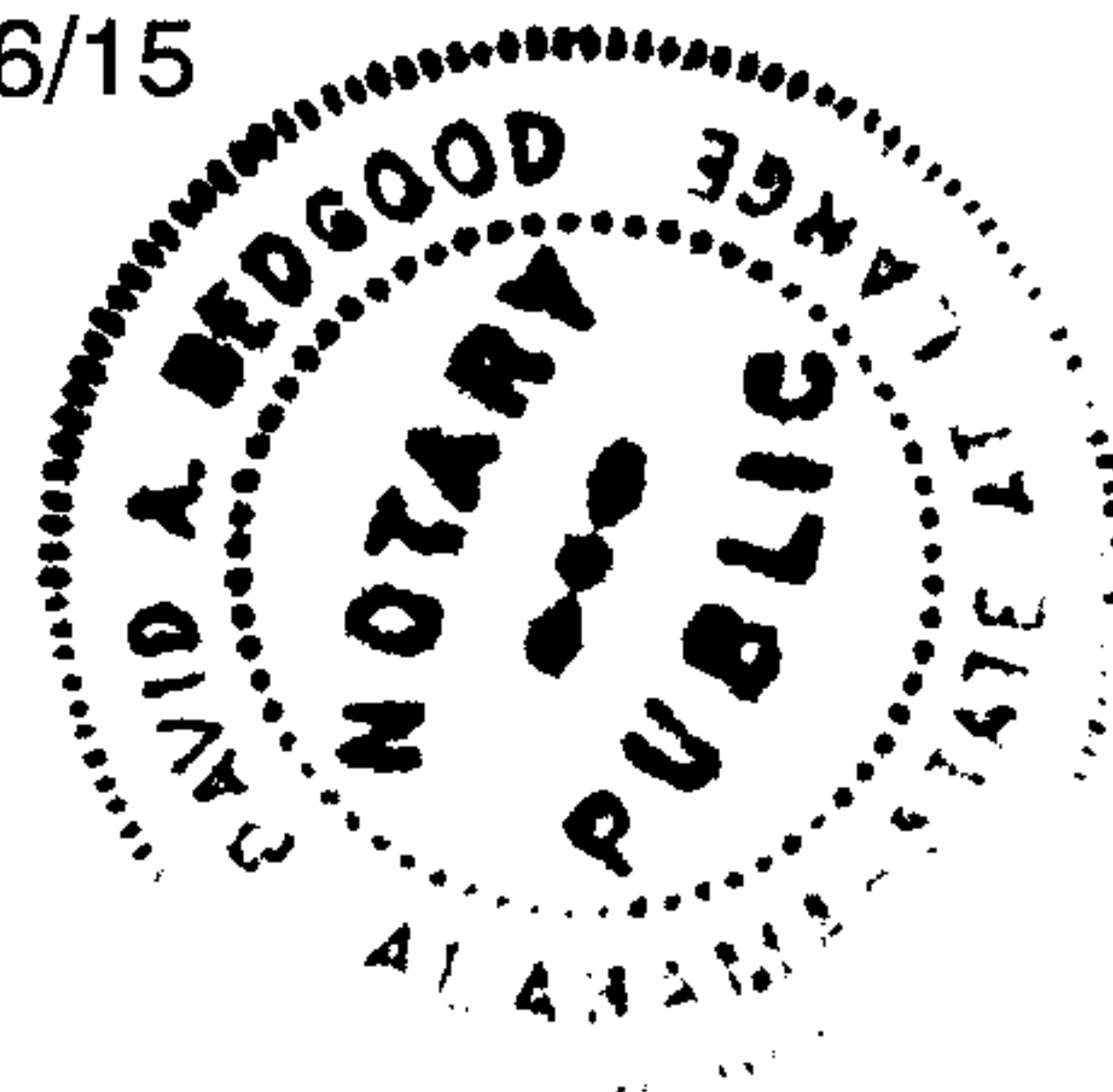
Calvin D. Dunning


7/31/2012

Sworn to and subscribed before me on this the ^{15th} ~~31st~~ day of ^{Aug} ~~July~~, 2012. 


Notary Public

My commission expires: 8/16/15



20120806000288280 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/06/2012 03:47:14 PM FILED/CERT

Shelby County, AL 08/06/2012
State of Alabama
Deed Tax: \$3.00