



20121001000372480 1/2 \$19.50
Shelby Cnty Judge of Probate, AL
10/01/2012 11:29:05 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:
Dianna Goss

349 Emerald Lane
Chelsea, AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred forty thousand and 00/100 Dollars (\$240,000.00) 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 Dianna Goss, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Final Plat Emerald Parc Phase II, as recorded in Map Book 32, Page 65 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 Deed Book 127 page 326; Deed Book 126 page 28; Real 299 page 370.
4. Restrictive covenant as recorded in Instrument Number 2002-17284 and in Instrument Number 20050527000258230.
5. Mineral and mining rights as recorded in Real 79 page 96.
6. Annex to Chelsea as recorded in Instrument Number 2002-52395 and Instrument Number 2002-52396
7. Distribution Easement to Alabama Power Company as recorded in Instrument Number 20040206000061960; Instrument Number 20040206000061970; and Instrument Number 2004020600001980
8. Restrictions as shown on recorded plat.
9. 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. 20120202000039340, in the Probate Office of Shelby County, Alabama.

\$ 235,653.00 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.

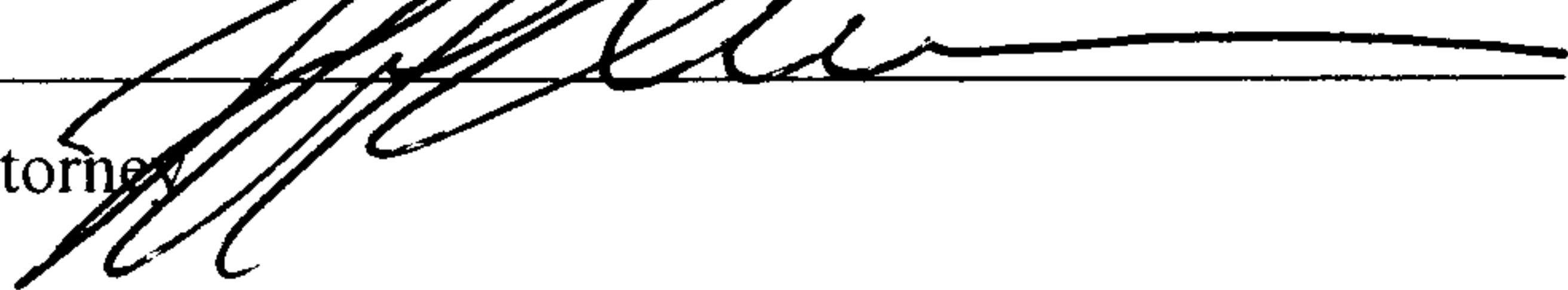
TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



Shelby County, AL 10/01/2012
State of Alabama
Deed Tax: \$4.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27th day of September, 2012.

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


By: 
Its Attorney

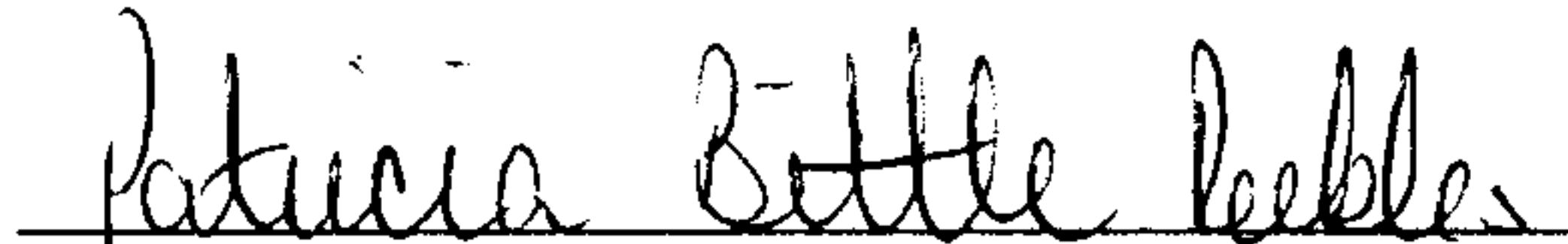
STATE OF ALABAMA

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 27th day of September, 2012.


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NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2012-000329

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A12047Y

Grantor's name & address:

Fannie Mae
14221 Dallas Pkwy, Suite 1000
Dallas, TX 75254

Grantee: name & address:

Dianna Goss

Property address: 349 Emerald Ln., Chelsea, AL 35043

Date of sale: _____ Total purchase price: \$240,000.00

The purchase price claimed on this form can be verified in the following documentary evidence: Sales contract and/or Closing Statement