

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

Send Tax Notice to:

Todd Kessler

Katherine Kessler

73 Hawthorn St.
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three hundred twenty-five thousand and 00/100 Dollars (\$325,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Todd Kessler, and Katherine Kessler, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9-15, Block 9, according to the map of Mt. Laurel -Phase 1A as recorded in Map Book 27, Page 72-B, in the Office of the Judge of Probate 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Instrument Number 20091001000373660; Instrument Number 20090817000316150.
4. Easement/right-of-way to Townbuilders Inc. as recorded in Instrument Number 20031105000737170.
5. Restrictive covenant as recorded in Instrument Number 2000-35579; Master deed restrictions; Instrument Number 2000-36270 and rerecorded in Instrument Number 2000-388591; 1st amendment; Instrument Number 2000-38860; 2nd amendment; Instrument Number 2001-3681; 3rd amendment; Instrument Number 20030213000091860 4th amendment; Instrument Number 20030327000184530 5th amendment; Instrument Number 20030327000184540 6th amendment; Instrument Number 20030527000327720; 7th amendment; Instrument Number 20040413000191810 8th amendment; Instrument Number 20040623000340720 9th amendment; Instrument Number 20041015000569110 10th amendment; Instrument Number 20050714000352130 11th amendment; Instrument Number 20061219000616320 12th amendment; Instrument Number 20071022000487350 13th amendment; Instrument Number 20080718000289820 14th Amendment; Instrument Number 20081219000470230 15th Amendment; and Instrument Number 20091117000427120 16th Amendment; Instrument Number 2000-35580; Declaration; Instrument Number 20030327000184510; Covenants.
6. Common Maintenance Agreement recorded in Instrument Number 2002-06620.
7. Terms, conditions and restrictions as set out in the Mt. Laurel Nieghborn Association, Inc. as recorded in Instrument Number 2000-35578.
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. 20120813000299580, in the Probate Office of Shelby County, Alabama.

\$ 292,500.00 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.

Shelby County, AL 01/02/2013
State of Alabama
Deed Tax: \$32.50



512-3743

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

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

By: _____

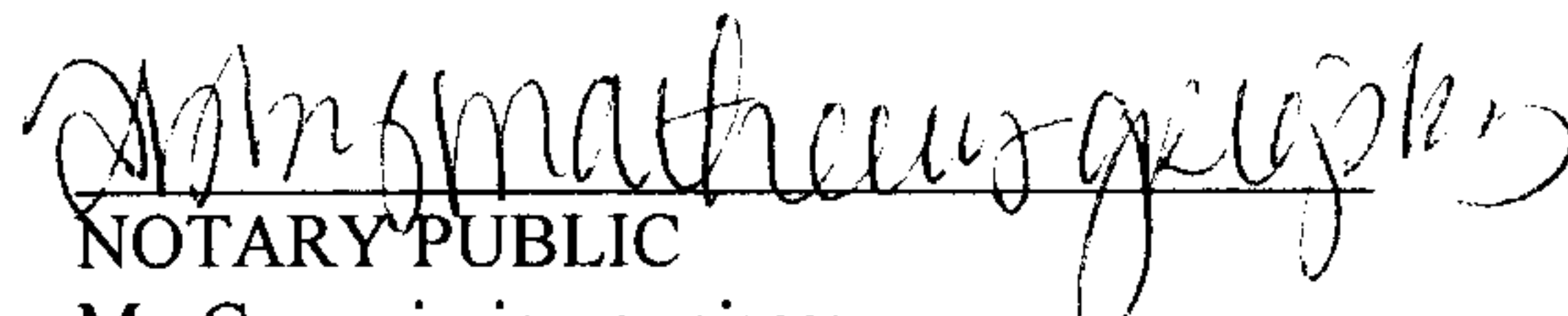
Its Attorney _____

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 December, 2012.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

My Commission Expires January 14, 2014

2012-002570

A1217SC


20130102000001810 2/3 \$50.50
Shelby Cnty Judge of Probate, AL
01/02/2013 02:44:58 PM FILED/CERT

