

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

Send Tax Notice to:
Rodney Zeedyk

1307 Caliston Way
Pelham, AL, 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred ten thousand and 00/100 Dollars (\$210,000.00) 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 Rodney Zeedyk, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 558, according to the Final Plat of Caliston at Ballantrae, Phase I, as recorded in Map Book 33, Page 132, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Shelby County, AL 01/07/2013
State of Alabama
Deed Tax: \$11.00

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. Restrictive covenant as recorded in Instrument Number 2004013000051410 and Instrument Number 2004-12721.
4. Restrictions as shown on recorded plat.
5. 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. 20121018000400690, in the Probate Office of Shelby County, Alabama.

\$199,200.00 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.

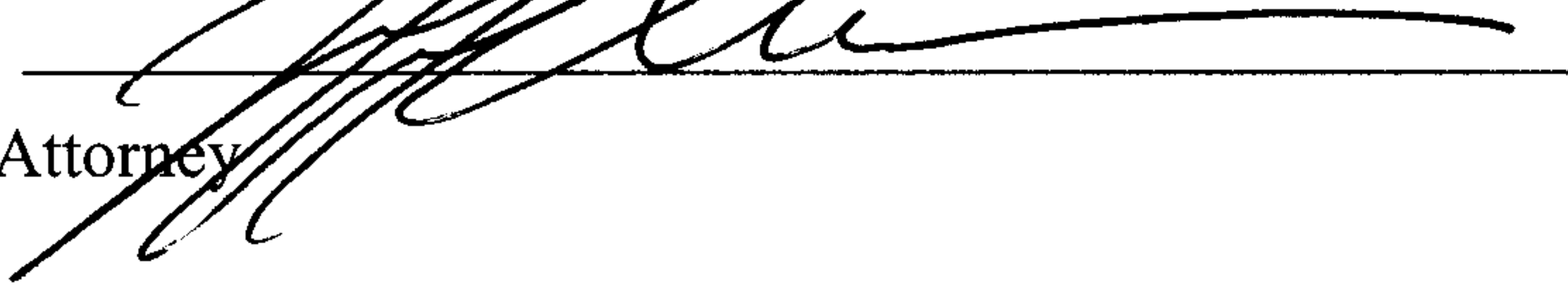
TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.




20130107000009360 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/07/2013 12:24:54 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 2nd day of January, 2013.

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 2nd day of January, 2013.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL  COMMISSION EXPIRES JANUARY 14, 2014

2012-003188

A121NKM


20130107000009360 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/07/2013 12:24:54 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:
Rodney Zeedyk

1307 Caliston Way
Pelham, AL 35124

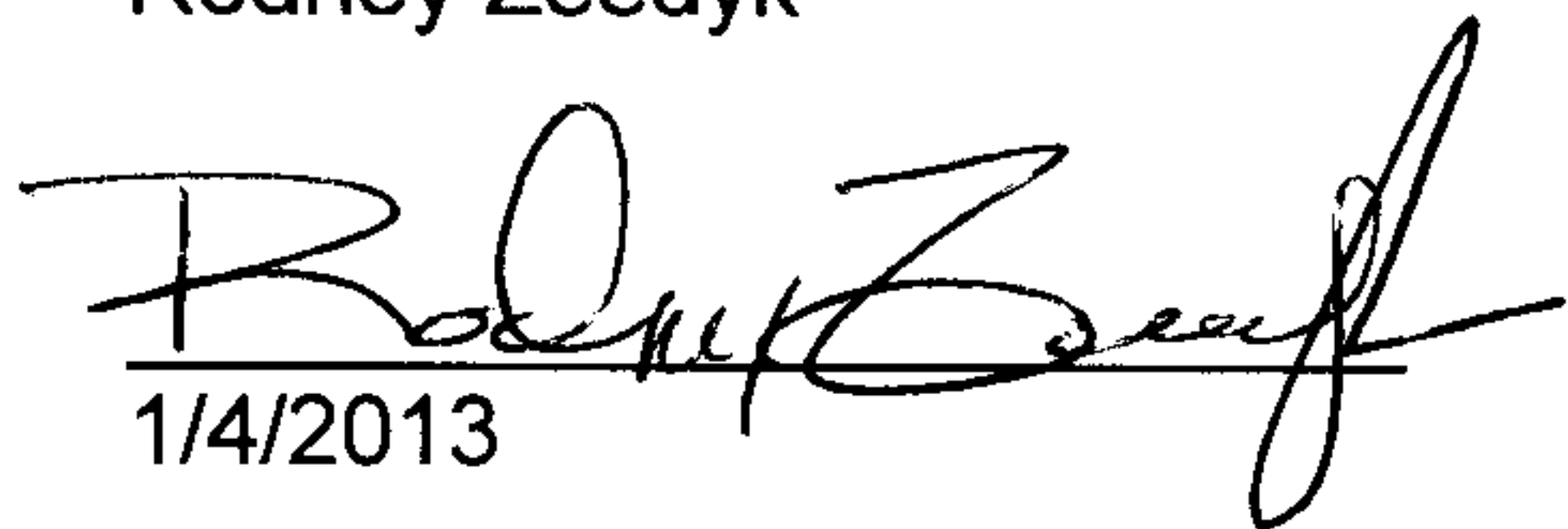
Property Address:
1307 Caliston Way
Pelham, Alabama 35124

Date of Sale: 1/4/2013
Total Purchase Price: \$210,000.00
Loan amount: \$199,200.00

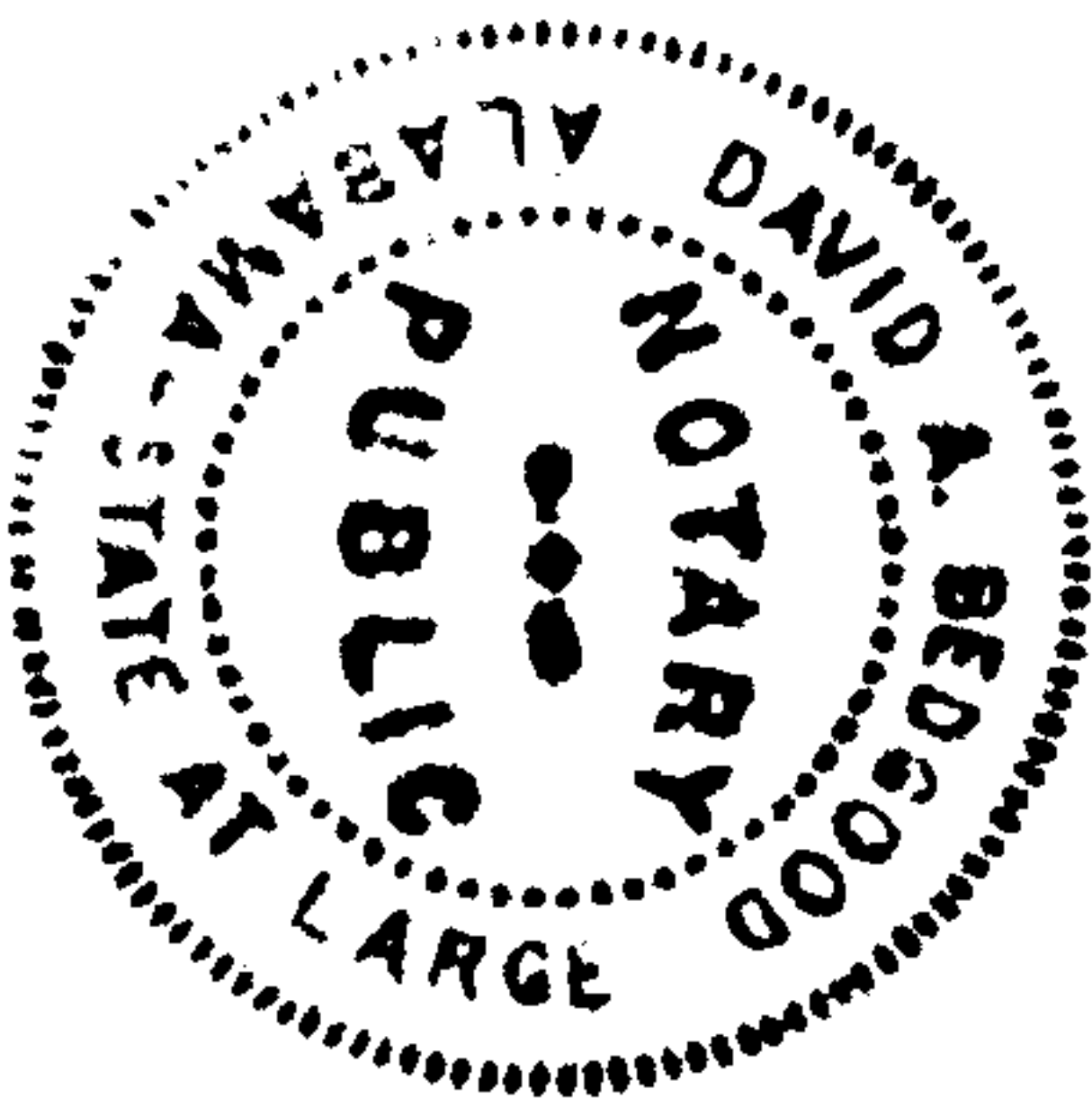
The purchase price or actual value claimed on this form can be verified in the HUD-1 Settlement Statement (Closing Statement).

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).

Rodney Zeedyk



1/4/2013

Sworn to and subscribed before me on this the 4th day of January 2013.




Notary Public

My commission expires: 8/16/15


20130107000009360 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/07/2013 12:24:54 PM FILED/CERT