

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

Send Tax Notice to:
Hector Ramos Gomez

133 Little Creek Circle
Chelsea AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighteen Thousand Eight Hundred And 00/100 (\$18,800.00) 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 Hector Ramos Gomez, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Chelsea Estates, First Addition, as recorded in Map Book 5, 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 136 Page 308 and Deed Book 133 Page 419.
4. Easement/right-of-way to Alabama Power Company and Southern Bell Telephone & Telegraph Company as recorded in Deed Book 266 Page 229.
5. Restrictive covenant as recorded in Deed Book 269 Page 156.
6. Mineral and mining rights as recorded in Deed Book 123 Pages 1-2 and Deed Book 324 Page 556.
7. Easements, rights of ways, building lines, covenants, conditions, reservations and limitations affecting the land.
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 #20131226000491080, in the Probate Office of Shelby County, Alabama.

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.


20140401000091930 1/3 \$39.00
Shelby Cnty Judge of Probate, AL
04/01/2014 11:26:23 AM FILED/CERT

Shelby County, AL 04/01/2014
State of Alabama
Deed Tax: \$19.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27th day of March, 2014.

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 March, 2014.



NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

2014-000238

MY COMMISSION EXPIRES 03/07/2017

A131ZTZ

Seller's Address:

Fannie Mae
PO Box 650043
Dallas, TX 75265-0043



20140401000091930 2/3 \$39.00
Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1