

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

Send Tax Notice to:  
Jessie A. Isom II  
Rachael N. Isom  
1212 2nd Avenue SW  
Alabaster, AL 35007

**SPECIAL WARRANTY DEED**

**20150227000061390**

**02/27/2015 11:32:59 AM**

**DEEDS 1/2**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Ten Thousand Seven Hundred And 00/100 (\$110,700.00) to the undersigned, Fannie Mae aka Federal National Mortgage Association, 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 Jessie A. Isom II, and Rachael N. Isom, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Map and Survey of Sector Two of Alabaster Highlands Subdivision, as recorded in Map Book 5, Page 13, 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 Grantees herein assume and agree to pay.
3. 35-foot minimum building setback line as reserved and shown on recorded map.
4. Subject to easements, restrictions, setback lines, rights of way, limitations if any, of record.
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 # 20140916000290580, in the Probate Office of Shelby County, Alabama.

\$ 108,694.00 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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 23rd day of February, 2015.

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 Caroline E. Walker, whose name as Attorney of Sirote & Permutt, P.C., as Attorney in Fact for Fannie Mae aka Federal National Mortgage Association, 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, her, as such attorney and with full authority, executed the same voluntarily for and as the act of said association, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 23rd day of February, 2015.



NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

2014-001893

A141785



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/27/2015 11:32:59 AM  
\$19.50 CHERRY  
20150227000061390



Seller's Address:

Fannie Mae

PO Box 650043

Dallas, TX 75265-0043

Grantee's address: 1212 2nd Avenue SW, Alabaster, AL 35007

Property address: 1212 2nd Avenue SW, Alabaster, AL 35007

Sales price evidenced by: Sales Contract