

Record in Shelby & Jefferson

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

Send Tax Notice to:

Gary D. Davis
Kelly K. Davis

3627 Oakleaf Dr.
Helena, AL 35022
(Property Address)

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of Two Hundred Seventy-Nine Thousand Nine Hundred And 00/100 (\$279,900.00) 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 Gary D. Davis, and Kelly K. Davis,** (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 506, according to the Final Plat of Timberlake Sector 5, as recorded in Map Book 36, Page 11, in the Probate Office of Shelby County, Alabama and recorded in Map Book 41, Page 47, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

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. 40-foot minimum building setback line as reserved and shown on recorded map.
4. Restrictions as recorded at Instrument Number 200262/5095 as the same are amended.
5. Restrictions, reservations, limitations, easements and right-of-ways of record, if any.
6. 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 Book LR201463, Page 23303, Book LR201464, Page 3220 and Instrument Number 20141110000354810, in the Probate Office of Jefferson County, Alabama.

\$ 274,829.00 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.

* Whose address in P.O. Box 650043, Dallas, TX 75265

** Whose address is 3627 Oakleaf Drive, Helena, AL 35022

Shelby County, AL 04/13/2015
State of Alabama
Deed Tax: \$5.50



20150413000117120 1/2 \$22.50
Shelby Cnty Judge of Probate, AL
04/13/2015 11:02:18 AM FILED/CERT

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 24th day of March, 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 Jeff G. Underwood, 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, he, 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 24th day of March, 2015.



NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2015-000496
A1417R0
Seller's Address:
Fannie Mae
PO Box 650043
Dallas, TX 75265-0043

MY COMMISSION EXPIRES 03/07/2017


20150413000117120 2/2 \$22.50
Shelby Cnty Judge of Probate, AL
04/13/2015 11:02:18 AM FILED/CERT