

This Instrument Prepared By:

Jason B. Tingle, Esq.

244 Inverness Center Dr, Ste 200
Birmingham, Alabama 35242

20150427000135670

04/27/2015 12:20:44 PM

DEEDS 1/3

Send Tax Notice To:

FNMA

3909 Wisconsin Ave NW
Washington, DC 20016

STATE OF ALABAMA

COUNTY OF SHELBY

)

)

PREPARED WITHOUT THE BENEFIT OF A SURVEY

SPECIAL STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of \$591,142.99, and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

CitiMortgage, Inc.

Whose address is: 1000 Technology Dr., O'Fallon, MO 63368

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Whose address is: 3900 Wisconsin Ave NW, Washington, DC 20016

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

See Exhibit "A"

SUBJECT TO:

1. All assessments and taxes for the year 2015 and all subsequent years, which are not yet due and payable.
2. Right or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.
3. Taxes or special assessments which are not shown as existing liens by the public records.
4. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public record.
5. Restrictions, covenants and easements of record.
6. Any inaccuracy in statement made as to the quantity of land contained within the boundaries of the land described in the legal description. (Exhibit A on the title commitment.)

TO HAVE AND TO HOLD unto the said Grantee, and his/her/its assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, if any, of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, by Tara Cull, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of April, 2015.

ATTEST:

Elizabeth Holland
Elizabeth Holland 4-22-15
 Its: Vice President Document Control

CitiMortgage, Inc.

By: Tara Cull Tara Cull
 Its: Vice President - Document Control
 4-22-15

STATE OF KENTUCKY)
 COUNTY OF BOONE)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Tara Cull, whose name as Vice President - Document Control of CitiMortgage, Inc., 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 22 day of April, 2015.

DEBORA LAWSON
 Notary Public, ID No. 476837
 State at Large, Kentucky
 My Commission Expires October 17, 2016

Notary Public: Debora Lawson
 My Commission Expires: 10-17-2016

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EXHIBIT "A"

Property address: 6238 Eagle Point Circle, Birmingham, AL 35242

LOT 921, ACCORDING TO THE SURVEY OF EAGLE POINT- 9TH SECTOR, AS
RECORDED IN MAP BOOK 22, PAGE 102, IN THE OFFICE OF THE JUDGE OF
PROBATE OF SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/27/2015 12:20:44 PM
\$21.00 CHERRY
20150427000135670

A handwritten signature in black ink, appearing to be "James W. Fuhrmeister", is written over the official text.