

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

Grantee's Address

Send Tax Notice to:

John K. Hudson

Laura B. Hudson

103 Royal Place
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Ninety-Nine Thousand Nine Hundred And 00/100 (\$199,900.00) 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 John K. Hudson, and Laura B. Hudson, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Royal Oaks, Sixth Sector, as recorded in Map Book 18, Page 117, 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. 40-foot minimum building setback line as reserved and shown on recorded map.
4. Easement/right-of-way to Marcus Cable Associates, LLC as recorded in Instrument # 201111160000347090.
5. Restrictive covenant as recorded in Book 35, Page 259 and Instrument # 1994-28309.
6. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
7. Restrictions as shown on recorded plat.

\$ 189,500.⁰⁰ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

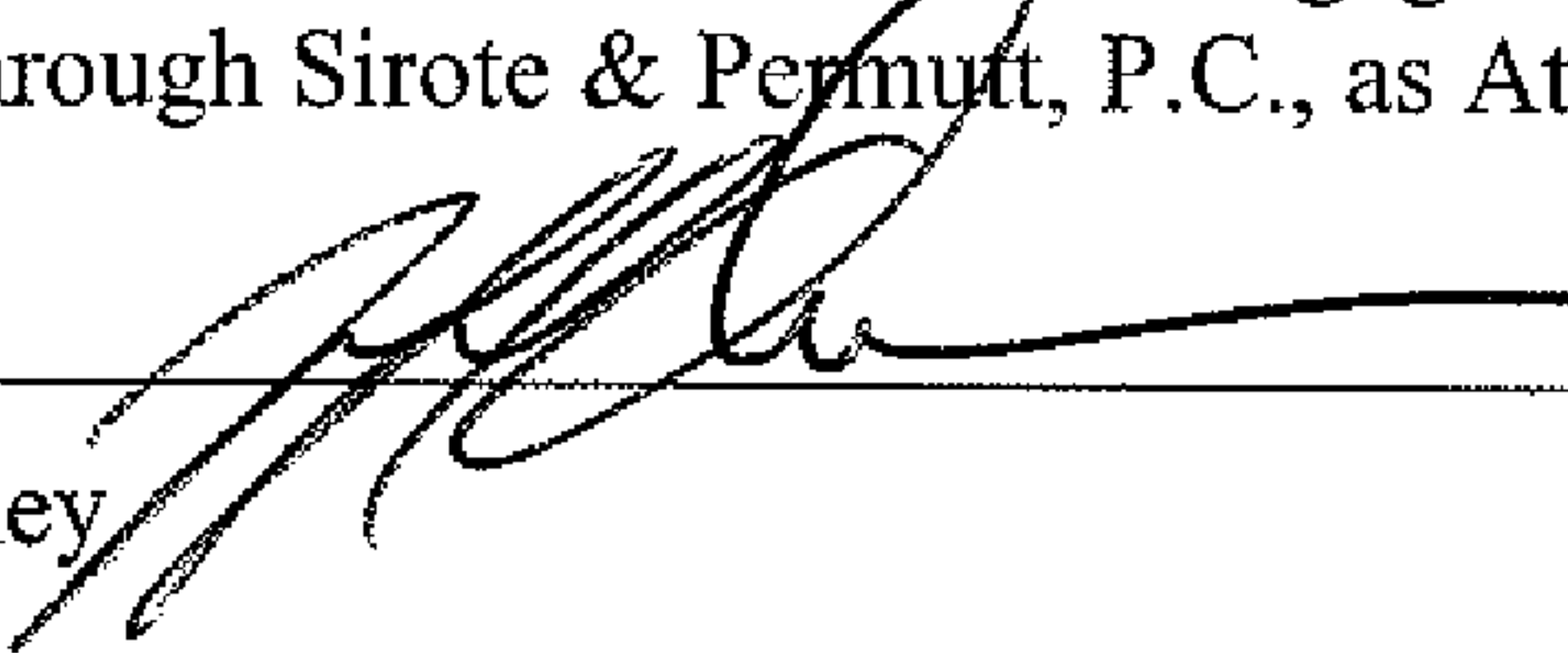
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

Consideration Based on the Sales Price

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



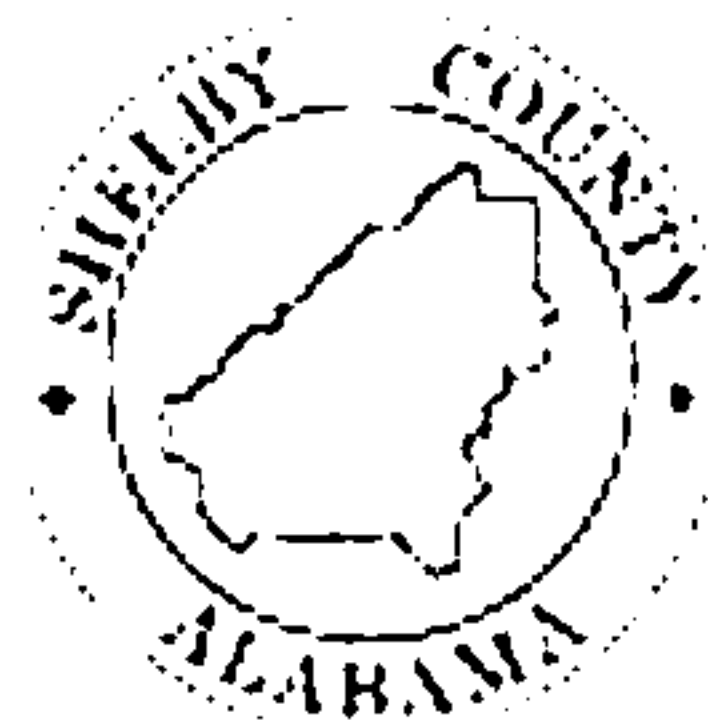
NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2015-000710

A140FC5

MY COMMISSION EXPIRES 03/07/2017

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/30/2015 09:03:23 AM
\$27.50 DEBBIE
20150930000340770

