

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

Send Tax Notice to:  
Samuel Andrew Douglas, II  
Hayley Douglas  
134 Woodbury Dr  
Stecrett AL 35147

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Sixty-Nine Thousand Nine Hundred And 00/100 (\$169,900.00) 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 Samuel Andrew Douglas, II, and Hayley Douglas, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 540, according to the Survey of Forest Parks 5th Sector, as recorded in Map Book 23, at Page 155 A and B, Instrument Number 1998-14553, 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. Easement/right-of-way to Alabama Power Company as recorded in Volume 236, Page 829, Volume 139, Page 127, Volume 133, Page 210, Volume 126, Page 191, Volume 126, Page 192, Volume 126, Page 323, and Volume 124, Page 519.
4. Restrictive covenant as recorded in Instrument No. 1998-14554.
5. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
6. Restrictions as shown on recorded plat.
7. 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 No20150604000184850, in the Probate Office of Shelby County, Alabama.

\$ 169,900.00 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 18th day of December, 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 18th day of December, 2015.

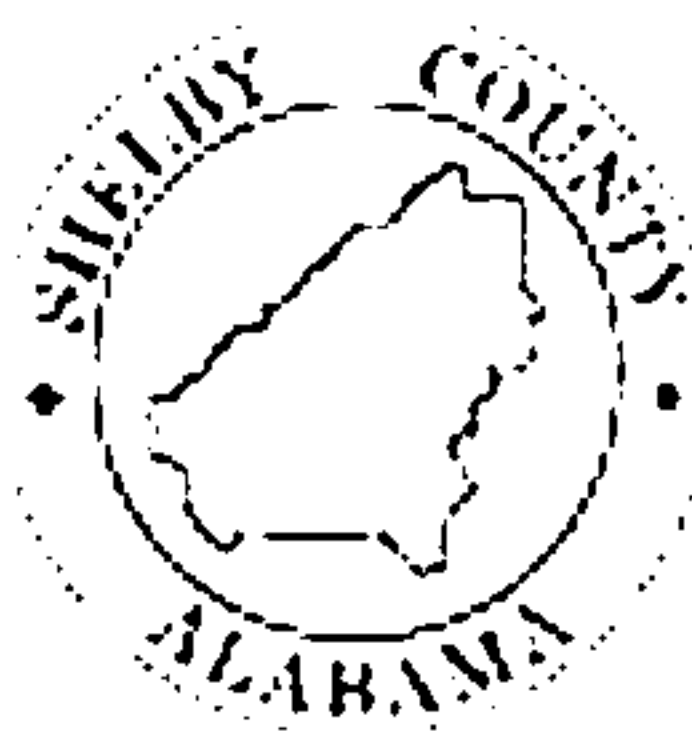
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NOTARY PUBLIC  
My Commission Expires:  
AFFIX SEAL

2015-001499

A150HCT

MY COMMISSION EXPIRES 08/08/2016

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  
12/22/2015 01:54:37 PM  
\$117.00 CHERRY  
20151222000436200

\_\_\_\_\_  
James W. Fuhrmeister