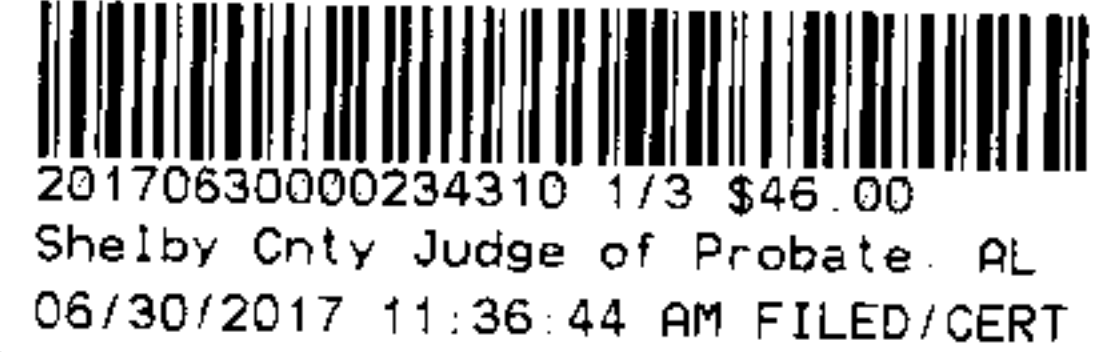


This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Winston Durwood Knight Jr  
Anna Coleman Knight  
*243 Forest Lakes Dr*  
*Shelby, AL 35147*

**SPECIAL WARRANTY DEED**



STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Seven Thousand And 00/100 (\$207,000.00) 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 Winston Durwood Knight Jr, and Anna Coleman Knight, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 203, according to the map and survey of Forest Lakes Sector 3, Phase 1, recorded in Map Book 30, Page 139, 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. Subject to all matters as set forth as shown on the plat as recorded in Map Book 30, Page 139 of the Property Records of Shelby County, Alabama.
4. Easement to Shelby County for ingress and egress by instrument recorded in Official Records in Instrument No. 1993-03955; Instrument No. 1993-03957; Instrument No. 1993-03959; Instrument No. 1993-03960; Instrument No. 1993-03961; Instrument No. 1993-03964; Instrument No. 1993-03965 and Instrument No. 1993-03966, of the Probate records of Shelby County, Alabama.
5. Agreement recorded in Office Records Instrument 20121102000422220, of the Probate Records of Shelby County, Alabama.
6. Homeowners Association recorded in Official Records Instrument No. 2006102000052012, of the Probate Records of Shelby County, Alabama.
7. Reservation of mineral and mining rights in the instrument recorded in Deed Book 331, Page 262, together with all appurtenant rights to use the surface.
8. Permit to Alabama Power Company as recorded in Deed Book 139, Page 127; Deed Book 236, Page 829; Deed Book 126, Page 191; Deed Book 126, Page 323 and Deed Book 124, Page 519.
9. Right of way to Shelby County as recorded in Deed Book 228, Page 339.
10. Restrictive covenants and grant of land easement for underground facilities in subdivision as recorded in Instrument No. 2002092600046359.
11. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument 20040903000494910; Instrument No. 20090116000014990, but deleting any covenant, condition or restriction indicating a preference, limitations or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
12. 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 No. 20161228000470750, in the Probate Office of Shelby County, Alabama.

\$ 182,000.00 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, 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 26th day of June, 2017.

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



20170630000234310 2/3 \$46.00  
Shelby Cnty Judge of Probate: AL  
06/30/2017 11:36:44 AM FILED/CERT

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 26th day of June, 2017.

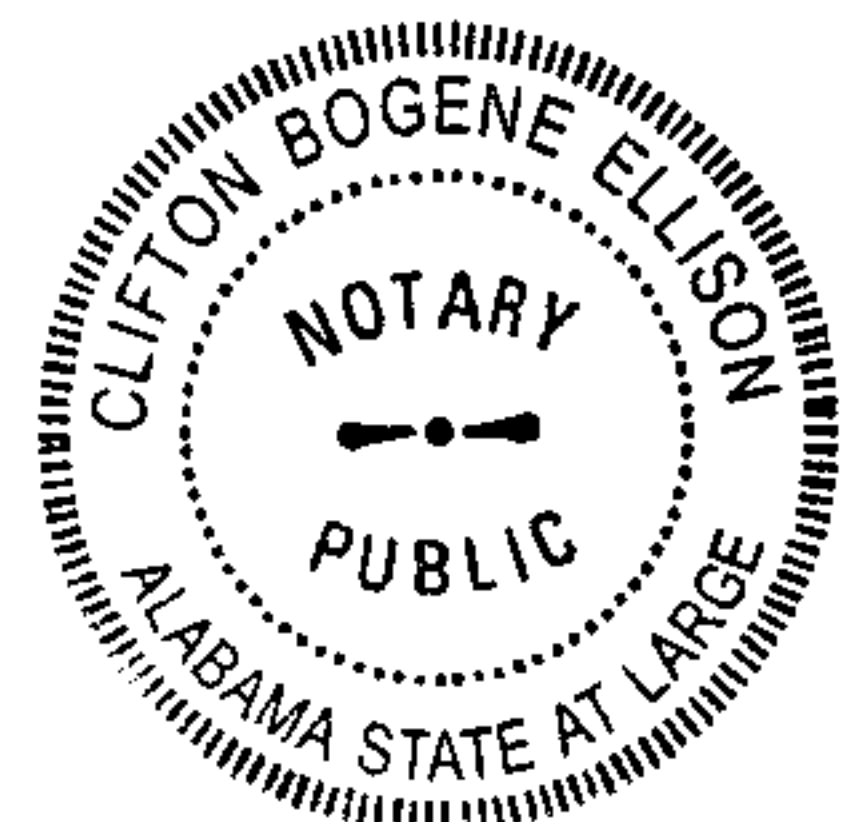
NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL

2017-000043  
A160LHH  
Seller's Address:  
Fannie Mae  
PO Box 650043  
Dallas, TX 75265-0043

**MY COMMISSION EXPIRES 02/14/2021**



***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

## Form RT-1