

This Instrument Prepared By:

Jason B. Tingle, Esq.
244 Inverness Center Dr, Ste 200
Birmingham, Alabama 35242

20170831000319030
08/31/2017 02:39:28 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 \$124,900.00, and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

Specialized Loan Servicing, LLC

Whose address is: 8742 Lucent Blvd., STE 300, Highlands Ranch, CO 80129

(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 2017 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 Mark McCloskey, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29 day of Aug., 2017.

ATTEST:

Ami McKernan Specialized Loan Servicing, LLC
By: Mark McCloskey
Its: Second Assistant Vice President Its: Assistant Vice President

STATE OF Colorado)
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 29 day August of 2017, by Mark McCloskey as Assistant Vice President for Specialized Loan Servicing, LLC who is the servicer or attorney in fact for Specialized Loan Servicing, LLC, who is personally known to me or who has produced (type of identification) as identification.

Agnes Bradshaw
Signature of Notary Public

Name of Notary Public: Agnes Bradshaw

Personally known: Mark McCloskey

OR Produced Identification: n/a

Type of Identification Produced: n/a

AGNES BRADSHAW
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084040359
MY COMMISSION EXPIRES 12/03/2020

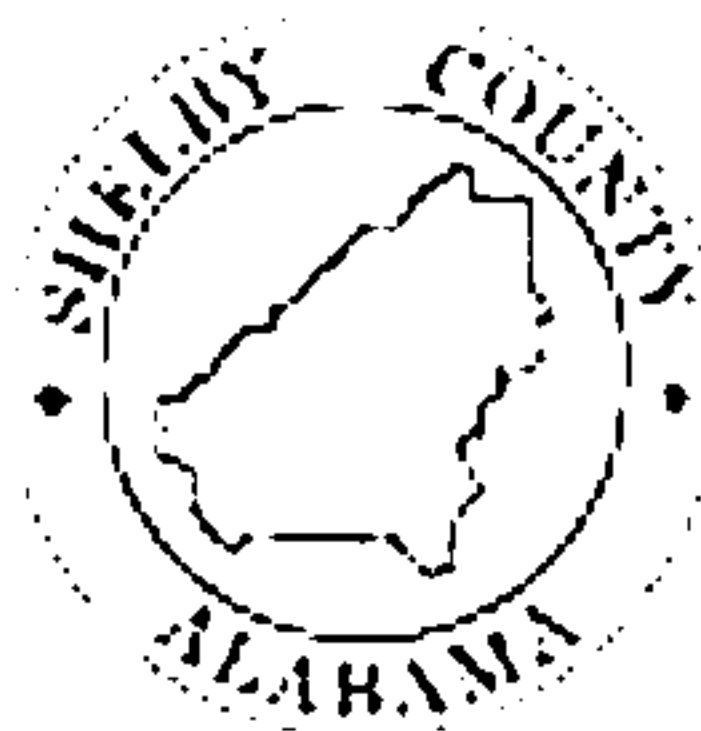
EXHIBIT "A"

Property address: 50 Eagle Rock Dr, Alabaster, AL 35007

Commence at the SE corner of SE 1/4 - SW 1/4 of Section 22, Township 21 South, Range 3 West and proceed North 00 degrees 00' East along East line of said 1/4 1/4 section a distance of 800.00 feet; thence North 88 degrees 30'00" West a distance of 780.00 feet; thence North 00 degrees 00'00" East a distance of 101.00 feet to the point of beginning; thence continue last course a distance of 171.40 feet; thence North 88 degrees 29'37" West a distance of 200.49 feet; thence South 00 degrees 13'34" East a distance of 111.12 feet; thence South 71 degrees 51'06" East a distance of 210.45 feet to the point of beginning.

Situated in Shelby County, Alabama.

Together with the right to use the driveway as described In Joint Driveway Agreement recorded In Instrument 1992-14406, in said Probate Office.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/31/2017 02:39:28 PM
\$22.00 CHERRY
20170831000319030

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.