

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

Send Tax Notice to:
Matthew Staggs
Stefanie Staggs
290 Hwy 306
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred seventy-five thousand and 00/100 Dollars (\$175,000.00) to the undersigned, Fannie Mae a/k/a Federal National Mortgage Association, a corporation, 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 Matthew Staggs, and Stefanie Staggs, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23, according to the map of Country View Estates, Phase I, as recorded in Map Book 10, Page 10 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Also, Commence at the Northwest corner of Lot 23, Country View Estates, Phase I, as recorded in Map Book 10, Page 10 in the Probate Office of Shelby County, Alabama and run thence Southwesterly along the Western most line of said Lot 23, a distance of 111.21 feet to the point of beginning of the property being described; thence continue along last described course 143.64 feet to a point; thence turn 90 Degrees 39 Minutes 44 Seconds left and run 193.58 feet to a point; thence turn 92 Degrees 39 Minutes 24 Seconds left and run 140.18 feet to a point; thence turn 86 Degrees 30 Minutes 00 Seconds left and run 185.00 feet to the point of beginning; being situated in Shelby County, Alabama.

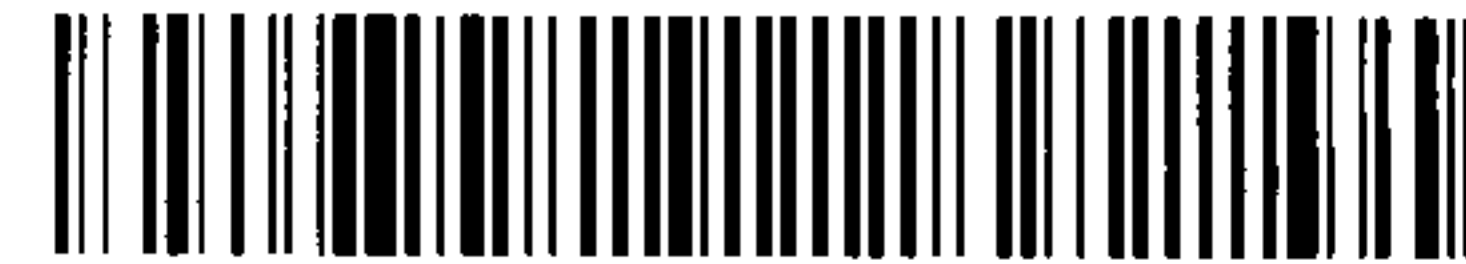
Subject to:

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. Restrictions, Covenants and conditions as set out in Instruments recorded in Real Book 82, Page 741, Real Book 96, Page 356, Real Book 335, Page 376 and Instrument Number 1992-25963 in Probate Office. Clarification and intent in Instrument Number 2000-26932
4. Title to all mineral within and underlying the premises together with all mining rights and other privileges and immunities relating thereto, including rights set out in Real Book 34, Page 130 in Probate Office.
5. Restrictions, limitations and conditions as set out in Map Book 10, Page 10.
6. 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. 20080530000219270, in the Probate Office of Shelby County, Alabama.

\$ 171,830.00 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.

Shelby County, AL 02/24/2009
State of Alabama
Deed Tax: \$3.50



20090224000066390 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
02/24/2009 01:46:45PM FILED/CERT

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 27th day of January, 2009.

Fannie Mae a/k/a Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact

By: _____

Its _____

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 a/k/a Federal National Mortgage Association, a corporation, 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 attorney and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 27th day of January, 2009.

Patricia B. Peebles

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 8, 2009

2008-002296

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