

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

Send Tax Notice to:
Lou W. Reed

808 Greystone Highlands
Birmingham AL 35242

SPECIAL WARRANTY DEED

Shelby County, AL 07/09/2010

STATE OF ALABAMA

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Deed Tax : \$2.50

SHELBY COUNTY

That in consideration of One hundred seventy-nine thousand nine hundred and 00/100 Dollars (\$179,900.00) to the undersigned, 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Lou W. Reed, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 40, according to the Amended Map of Greystone Highland, Phase II as recorded in the Office of the Judge of Probate in Map or Plat Book 19, Page 25 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 Grantee herein assume and agree to pay.
3. Subject to restrictions as shown by recorded plat.
4. Subject to restrictions filed for record in Instrument No. 1994-33988.
5. Subject to right of way to Cahaba Water Renovation Systems as set forth in Real Book 42, page 233, in the Probate Office of Shelby County, Alabama.
6. Subject to amendment to easement in Real Book 42, page 223, filed for record in Real Book 56, page 19, in the Probate Office of Shelby County, Alabama.
7. Subject to agreement with Shelby County for Water Service, filed for record in Real Book 235, page 611, in the Probate Office of Shelby County, Alabama.
8. Subject to right of way granted to South Central Bell Telephone Company as set forth in Deed book 324, page 837, in the Probate Office of Shelby County, Alabama.
9. Subject to right of way to Alabama Power Company as set forth to Deed Book 109, page 492, Deed Book 111, page 402, Deed Book 127, page 336, Deed Book 160, page 403, Deed Book 173, page 191 in the Probate Office of Shelby County, Alabama.
10. Subject to right of way to Shelby County, Alabama as set forth in Deed book 95, Page 530, in the Probate Office of Shelby County, Alabama.
11. Subject to mineral and mining rights and rights incident thereto set forth in Deed Book 4, page 486, in the Probate Office of Shelby County, Alabama.
12. Subject to mineral and mining rights and rights incident thereto set forth in Deed book 4, page 488 in the Probate Office of Shelby County, Alabama.
13. 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. , in the Probate Office of Shelby County, Alabama.

\$ 177,509.00 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 Grantee, his/her heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 17th day of June, 2010.

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 Caroline E. Walker, whose name as Attorney of Sirote & Permutt, P.C., as Attorney in Fact for 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, her, 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 17th day of June, 2010.

Patricia Bottle Peckles

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 12, 2013

2010-000226

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