

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

Send Tax Notice to:  
William E. Fleck Jr.

237 Windchase Drive  
Birmingham, AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three hundred thousand and 00/100 Dollars (\$300,000.00) to the undersigned, Fannie Mae aka 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 William E. Fleck Jr., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, according to the map or survey of Windchase, Givianpour's Addition to Meadow Brook, as recorded in Map Book 18, Page 55 A & B, 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 Grantee herein assume and agree to pay.
3. Restrictions recorded in Instrument No. 1994/10992, 2000/37357 and 1994/22228.
4. Storm water run-off control agreement recorded in Instrument No. 1994/22228.
5. Right of way to Shelby County recorded in Book 177, Page 55.
6. Right of way to Alabama Power Company recorded in Book 129, Page 550.
7. Restrictions as shown on recorded plat.
8. 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. 20100217000047200, in the Probate Office of Shelby County, Alabama.

\$ 230,000.00 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 Grantee, his/her heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 19th day of August, 2010.

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 Caroline E. Walker, whose name as Attorney of Sirote & Permutt, P.C., as Attorney in Fact for Fannie Mae aka 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 19th day of August, 2010.

  
NOTARY PUBLIC


My Commission expires:

AFFIX SEAL

COMMISSION EXPIRES JANUARY 14, 2014

2010-001547

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Shelby Cnty Judge of Probate, AL  
09/15/2010 01:38:27 PM FILED/CERT