



20110310000079430 1/2 \$54.00
Shelby Cnty Judge of Probate, AL
03/10/2011 10:56:24 AM FILED/CERT

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

Send Tax Notice to:
Theodore William Metz

230 Country Ridge Rd
Montevallo, AL 35115

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred ninety-four thousand two hundred fifty and 00/100 Dollars (\$194,250.00) 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 Theodore William Metz, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as:

From the Southwest corner of said 1/4-1/4 sections run Northerly along the West 1/4-1/4 line for 699.4 feet to a point in the Center of a 60 foot road easement and point of beginning of said subject lot, from said point, continue to run along said easement centerline for 325 feet; deflected to the right an angle of 92 degrees 26 minutes 03 seconds for 671 feet to a point in the center of a 60 foot road easement; deflect to the right an angle of 87 degrees 33 minutes 57 seconds for 325 feet along said easement centerline; deflect to the right 82 degrees 26 minutes 03 seconds for 671 feet back to the point of beginning. Less and except any part of subject property lying within any road or right of way. Situated in Shelby County, Alabama.

Also Less and Except: Commence at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 34, Township 21 South, Range 3 West, Shelby County, Alabama and run thence North 01 degree 14 minutes 52 seconds West along the West line of said Quarter-Quarter a distance of 1,024.40 feet to a point; thence run South 88 degrees 46 minutes 49 seconds East a distance of 671.00 feet to a rebar corner and the Point of Beginning of the property being described; thence run South 00 degrees 12 minutes 28 seconds East a distance of 674.28 feet to a point; thence run South 88 degrees 45 minutes 59 seconds East a distance of 12.25 feet to a point; thence run North 01 degrees 14 minutes 52 seconds West a distance of 674.70 feet to the Point of Beginning.

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. Mineral and mining rights as recorded in Book 14, Page 957.
4. Restrictions recorded in Book 14, Page 957 and Book 26, Page 552.
5. Permit to Alabama Power Company recorded in Book 1, Page 336.
6. Road Maintenance agreement recorded in Instrument No. 1999-47477.

\$ 155,400.00 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 25th day of February, 2011.

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

By: _____

Its Attorney



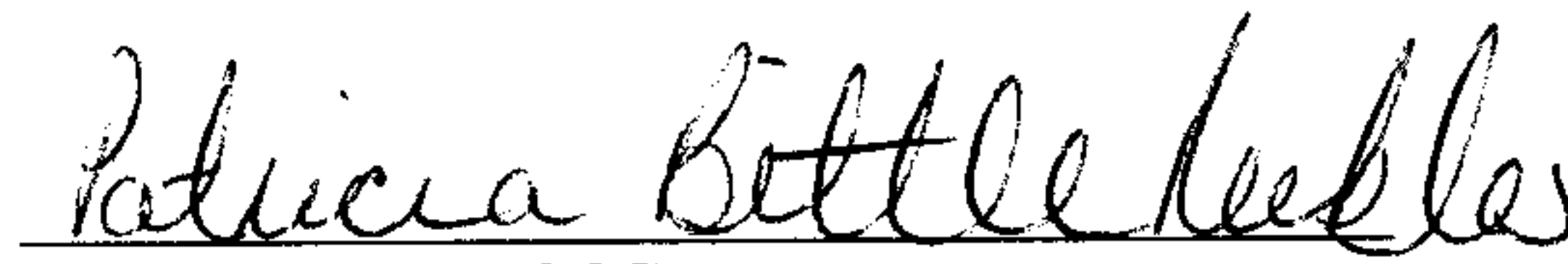
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STATE OF ALABAMA

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 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, he, 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 25th day of February, 2011.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-003046

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A10062R

Shelby County, AL 03/10/2011
State of Alabama
Deed Tax: \$39.00