

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

Send Tax Notice to:  
April Nicole Clark

167 Apricot Lane  
Calera, AL 35040

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty thousand and 00/100 Dollars (\$60,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto April Nicole Clark, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22, according to the Amended Plat of Calera Commons Townhomes, as recorded in Map Book 38, Page 62, 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. Easement/right-of-way to Alabama Power Company as recorded in Book 205, Page 25; Deed Book 214, page 336; Deed Book 103, page 169; Deed Book 134, page 534; Deed Book 182, page 49; Deed Book 119 page 255; Deed Book 134, page 20 and Deed Book 198, page 487.
4. Easement/right-of-way to State of Alabama as recorded in Book 193, Page 362.
5. Restrictive covenant as recorded in Instrument No. 200709214000433650.
6. Grant of Easement and Reservation of Easement as recorded in Instrument Number 20031106000738920.
7. Utility Easement recorded in Instrument Number 1997-13086
8. Utility Easement Modification Agreement recorded in Instrument Number 20040620000349810
9. Terms, conditions, easements and restrictions as set out in deed recorded in Instrument Number 20060613000280190.
10. Restrictions as shown on recorded plat.
11. 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 Number 20101124000395640, in the Probate Office of Shelby County, Alabama.

\$62,150.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

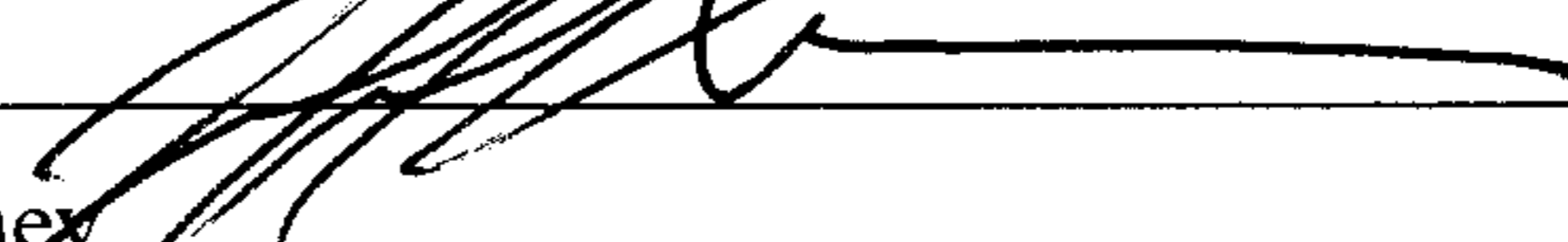
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

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 27th day of April, 2011.

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 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, 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 April, 2011.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2011-000357

MY COMMISSION EXPIRES AUGUST 6, 2012

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20110504000135370 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
05/04/2011 03:03:18 PM FILED/CERT