

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

Send Tax Notice to:  
Kelly L. Stricker  
Christopher G. Stricker  
2183 VILLAGE LANE  
CALERA, AL 35040

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-two thousand nine hundred and 00/100 Dollars (\$92,900.00) 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 Kelly L. Stricker, and Christopher G. Stricker, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 212G, according to the survey of Waterford Village Sector 5 Phase 3 as recorded in Map Book 37 Page 65 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Shelby County as recorded in Book 240, Page 36.
4. Easement/right-of-way to Alabama Power Company as recorded in Inst. No. 2004-35497; 2005-56363 and 2005-56420.
5. Easement/right-of-way to Gulf States Paper Corporation as recorded in Inst. No. 2006-14603.
6. Restrictive covenant as recorded in Inst. No. 2000-40215 and amended in Instrument Number 2001-12819; Instrument Number 2005-59712.
7. Ordinance with City of Calera as recorded in Instrument Number 2000-0006.
8. Terms and conditions as recorded in Instrument Number 1995-1640.
9. Terms, conditions and restrictions as set out in the Articles of Waterford Homeowners Association as recorded in Instrument Number 2001-12817 and the Articles of Organization of Waterford, LLC as recorded in Instrument Number 1999-49065.
10. Grant to the State of Alabama for Railroad as recorded in Real 278 page 5.
11. Mineral and Mining rights and Releases of damages as recorded in Book 345, Page 744 and Instrument Number 1995-1640
12. 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 Inst. No. 20101229000438170, in the Probate Office of Shelby County, Alabama.

\$96,269.00 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 Grantees, their heirs and assigns, forever.



20110610000171790 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
06/10/2011 12:15:56 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 6th day of June, 2011.

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

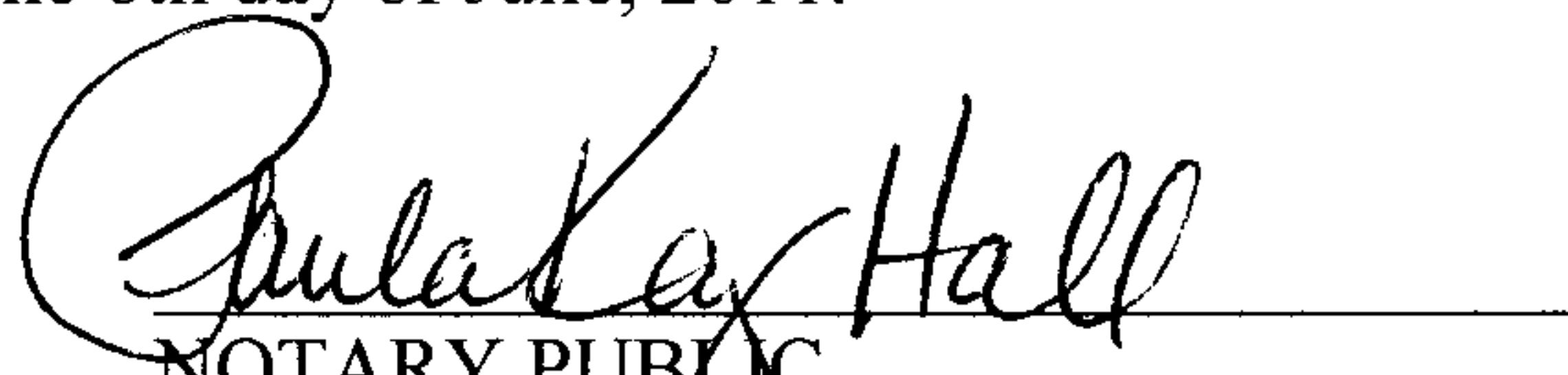
By:   
Its Attorney

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 6th day of June, 2011.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2011-000201

MY COMMISSION EXPIRES AUGUST 6, 2012

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