

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

Send Tax Notice to:  
Jacob D. Fields, Sr.  
Ashley W. Fields

49789 Highway 25  
Sterrett, AL 35147

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-six thousand two hundred and 00/100 Dollars (\$56,200.00) 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 Jacob D. Fields, Sr., and Ashley W. Fields, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Begin at a 1 inch open pipe at the Southwest corner of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama; thence run East along the South line of said Section a distance of 732.38 feet to a 5/8 inch rebar; thence turn a right interior angle of 65 Degrees 00 Minutes 19 Seconds and run Northeasterly a distance of 251.05 feet to a 2 inch open pipe, being the point of beginning of the herein described parcel; thence turn right 92 Degrees 45 Minutes 17 Seconds and run Northeasterly a distance of 270.55 feet to a 3/4 inch open pipe on the West right of way line of Alabama Highway No. 25; thence turn a right interior angle of 80 Degrees 16 Minutes 08 Seconds and run Northwesterly along said right of way line a distance of 150.47 feet to an axle; thence turn a right interior angle of 86 Degrees 44 Minutes 30 Seconds and run Southwesterly a distance of 256.03 feet to a 5/8 inch rebar; thence turn a right interior angle of 100 Degrees 14 Minutes 05 Seconds and run Southeasterly a distance of 90.92 feet to the point of beginning; being situated in 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. Less and except any part of subject property lying within a public road.
4. Mineral and mining rights.
5. 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 20110615000177000, in the Probate Office of Shelby County, Alabama.

\$63,419.00 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, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 5th day of August, 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 5th day of August, 2011.

*Patricia Bittle Beeble*

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 12, 2013

2011-002445

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