

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

Send Tax Notice to:
Edmund Hawkins

501 Park Village Lane
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


That in consideration of One hundred eleven thousand and 00/100 Dollars (\$111,000.00) 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 Edmund Hawkins, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21, according to Final Plat, Park Forest Village, as recorded in Map Book 31, Page 51 in the Probate Office of Shelby County, Alabama; 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 Grantee herein assume and agree to pay.
3. Restrictive covenant as recorded in Instrument Number 20030828000572110.
4. Mineral and Mining Rights as recorded in Deed Book 319, Page 449.
5. Transmission line permit to Alabama Power Company as recorded in Deed Book 154, Page 423 and Deed Book 323, Page 336.
6. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 32, Page 421 and covenants pertaining thereto recorded in Misc. Book 32, Page 420.
7. Agreement with Alagasco as recorded in Instrument Number 20030814000534330.
8. Restrictions as shown on recorded plat.
9. 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 20110623000183730, in the Probate Office of Shelby County, Alabama.

\$ 107,670.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.


20111101000327000 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
11/01/2011 01:21:31 PM FILED/CERT

Shelby County, AL 11/01/2011
State of Alabama
Deed Tax: \$3.50

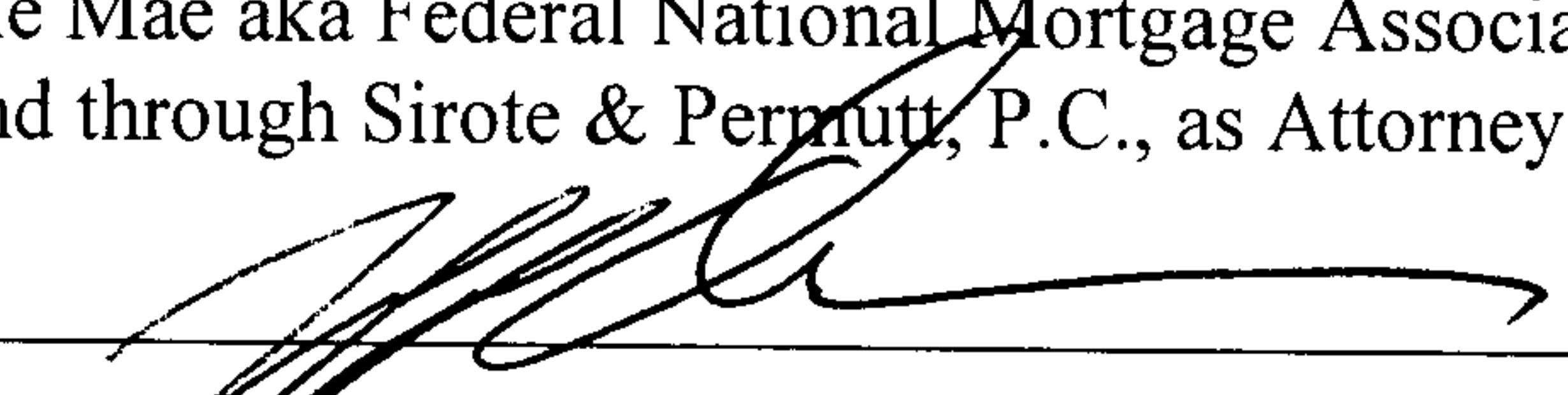
2011-003210 *SWD*

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 October, 2011.

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

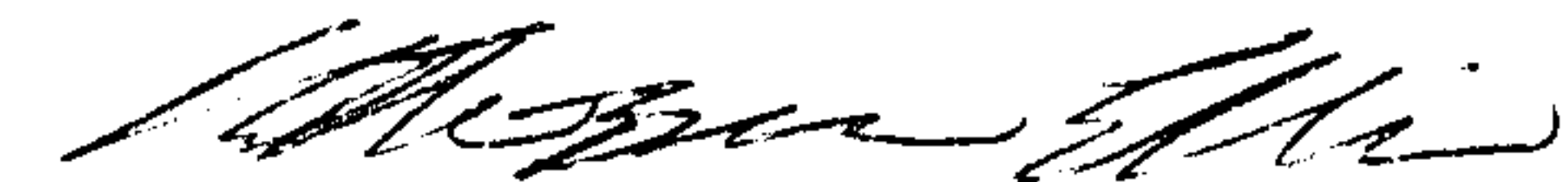
By: 
Its Attorney

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 19th day of October, 2011.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-003210

MY COMMISSION EXPIRES DECEMBER 17, 2012

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Shelby Cnty Judge of Probate, AL
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