

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

Send Tax Notice to:  
C & C Realty, LLC

PO Box 1864  
ALABASTER AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred twenty thousand and 00/100 Dollars (\$220,000.00) to the undersigned Grantor, Federal National Mortgage Association, a corporation, (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 C & C Realty, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

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. Permits to Alabama Power Company recorded in Book 319, Page 292, Book 333, Page 373 and Book 342, Page 67.
4. 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 No. 20050705000332170, in the Probate Office of Shelby County, Alabama.

\$ 188,000<sup>00</sup> of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

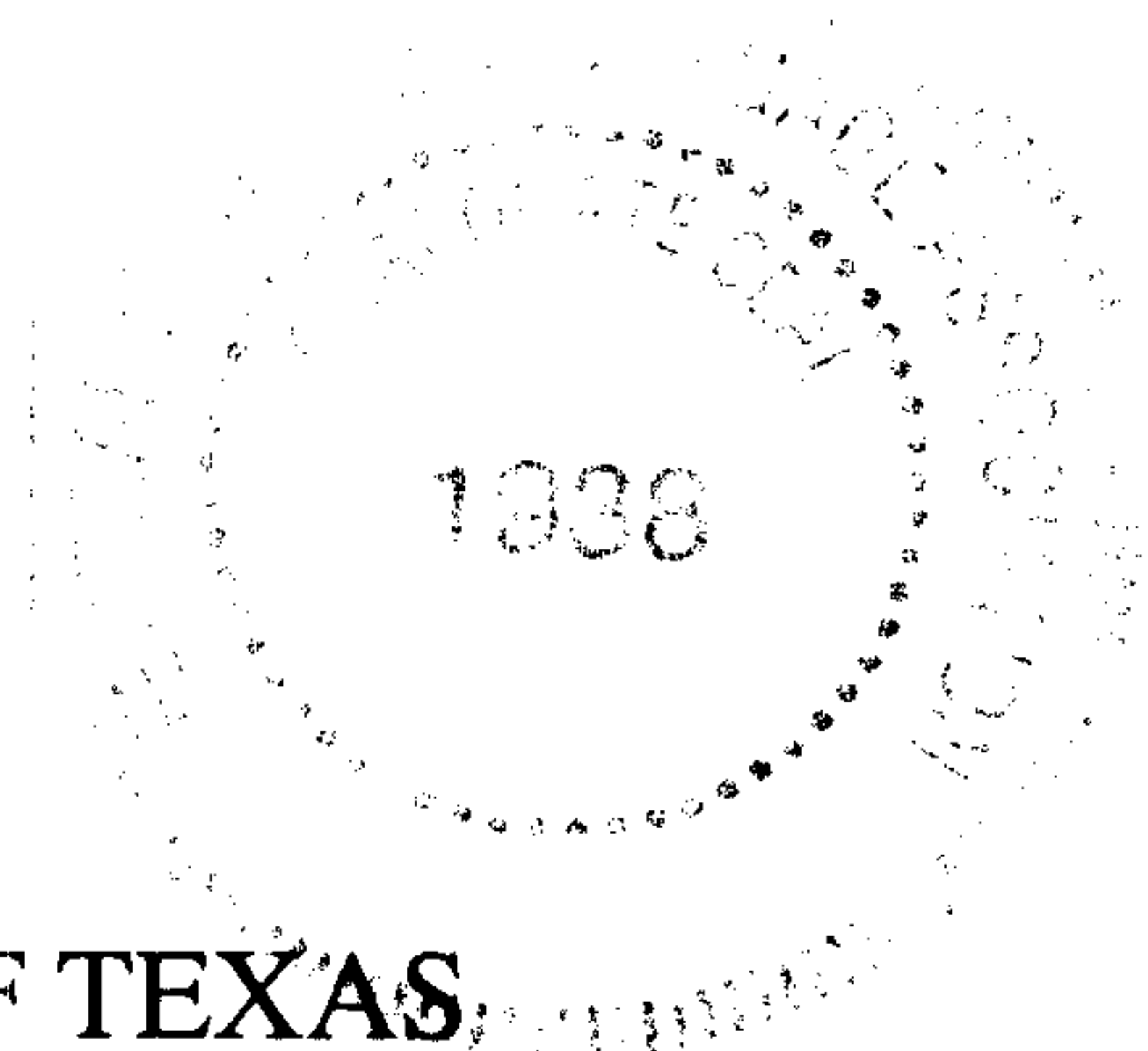
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



20060216000078680 2/3 \$49.00  
Shelby Cnty Judge of Probate, AL  
02/16/2006 02:48:54PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 14th day of February, 2006.



Federal National Mortgage Association

by, [Signature]  
Its HEIDI JONES  
VICE PRESIDENT

STATE OF TEXAS

COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Heidi Jones, whose name as Vice President of 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 14th day of February, 2006.

[Signature]  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2005-001842

A056071





EXHIBIT "A"

Parcel 1: From the NW corner of the NW 1/4 of the NE 1/4 of Section 13, Township 21 South, Range 3 West, run easterly along the North line of said 1/4-1/4 Section 411.96 feet to the point of beginning of land herein described; thence turn right an angle of 90 degrees 53 minutes and run southerly 522.45 feet more or less to a point on the Northerly right of way of Shelby County Highway No. 26; thence run Northeasterly along said right of way 930.0 feet more or less to a point on the intersection of said right of way and the North line of said 1/4-1/4 section; thence run Westerly along the North line of said 1/4-1/4 section 736.85 feet to point of beginning. This being a part of the NW 1/4 of the NE 1/4 Section 13, Township 21 South, Range 3 West.

Parcel 2: From the NW corner of the NW 1/4 of the NE 1/4 of Section 13, Township 21 South, Range 3 West run easterly along the North line of said 1/4-1/4 section 663.16 feet to the poing of beginning; thence turn left an angle of 27 degrees 13 minutes and run 406.83 feet to a point; thence turn an angle to the right of 74 degrees 05 minutes and run a distance of 226.13 (deed, 221.84 measured) feet to a point situated on the North right of way line of Highway No. 26; thence turn an angle to the right of 91 degrees 56 minutes and run along right of way of said highway to a point on the South boundary line of the SW 1/4 of the SE 1/4 of Section 12, Township 21, Range 3 West; thence run West along said South line of said 40 a distance of 495.65 (deed, 485.80 measured) feet to the point of beginning. Said property described being located in the SW 1/4 of the SE 1/4 of Section 12, Township 21, Range 3 West.

Parcel 3: Commence at the Southwest corner of the SW 1/4 of the SE 1/4, Section 12, Township 21 South, Range 3 West, being an iron rebar; thence run Easterly along the South boundary of said 1/4-1/4 of 409.18 feet to the point of beginning of the parcel herein described; thence continue Easterly along said South boundary of said 1/4-1/4 for 238.74 feet to a 3/4" pipe; thence turn an angle of 27 degrees 10 minutes 33 seconds to the left and run 407.24 feet to a 3/4" pipe; thence turn an angle of 151 degrees 56 minutes 27 seconds to the left and run 598.09 feet to a #5 rebar set; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run 195.24 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the SE 1/4, Section 12, Township 21 South, Range 3 West, Shelby County, Alabama.

Less and Except: A parcel of land lying in the SW 1/4; SE 1/4; Section 12, and the NW 1/4; NE 1/4; Section 13 all in Township 21 South Range 3 West, and more particularly described as follows: Start at the Northeast corner of the said NW 1/4; NE 1/4; Section 13; Township 21 South; Range 3 West run Westerly along the North boundary line of the said NW 1/4; NE 1/4 a distance of 178.18 feet to an iron marker on the North right of way line of the Elliottsville-Saginaw Road at a point where an Alabama State right of way strikes the said north right of way of the said Elliottsville-Saginaw Road. Said marker being at the Northeast end of a steel pipe culvert, the point of beginning. Thence run northwesterly along the said right of way owned by the State of Alabama a distance of 170.3 feet to an iron marker at the right of way fence of U.S. I-65, thence turn an angle of 87 degrees 48 minutes to the left and run westerly a distance of 145.45 feet to an iron marker on the east bank of a creek. Thence turn an angle of 120 degrees 53 minutes to the left and run southeasterly along said creek a distance of 237.9 feet, more or less, to the said north right of way of said Elliottsville-Saginaw Road, thence run northeasterly along the said right of way of said Elliottsville-Saginaw Road a distance of 58.0 feet to the point of beginning.