

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

Send Tax Notice to:  
Sabrina Staggs

951 Greystone Highlands Cl.  
Birmingham, AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred sixty-four thousand and 00/100 Dollars (\$164,000.00) 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 Sabrina Staggs, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the amended map, Greystone Highlands, Phase I, as recorded in Map Book 19, Page 24, 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. Right of Way to Alabama Power Company in Deed Book 109, Page 492; Deed Book 111, Page 402; Deed Book 127, Page 336; Deed Book 160, Page 403 and Deed Book 173, Page 191;
4. Rights of Way to Shelby County in Deed Book 95, Page 530;
5. Right of Way to South Central Bell Telephone Company in Deed Book 324, Page 837;
6. Mineral and mining rights in Deed Book 4, Pages 486 and 488;
7. Covenant and agreement for water services in Book 235, Page 611;
8. Utility easement in Book 42, Page 223;
9. Restrictions appearing of record in Instrument #1994-33988;
10. Release of damages in Instrument #199433988;
11. Building lines and easement s as set out in Instrument #1994-33988;
12. Residential Subdivision as set out on recorded plat;
13. Notice is given to the insured that the recorded subdivision map in Map Book 19, Page 24, contain on the face of same, natural lime sinks. No liability is assumed hereunder for same.
14. 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. 20071017000483590, in the Probate Office of Shelby County, Alabama. Said right to expire 9/11/08.

\$ 164,000.00 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 10th day of January, 2008.

Fannie Mae a/k/a 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/she, 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 10th day of January, 2008.

Patricia B. Peebles

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2007-002901

MY COMMISSION EXPIRES NOVEMBER 8, 2009

A078855