

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

Send Tax Notice to:
Viann Jackson

130 Walters Cove
Sterrett AL 35147

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-five thousand and 00/100 Dollars (\$35,000.00) 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 Viann Jackson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

From the Southeast corner of the Northwest quarter of the Northwest quarter of Section 12, Township 19 South, Range 1 West, run Northerly along the East line of said quarter-quarter of said section a distance of 436.02 feet; thence right 62 degrees 48 minutes 35 seconds, a distance of 81.31 feet to the center line of a creek; thence left 127 degrees 19 minutes 03 seconds a distance of 894.98 feet; thence right 108 degrees 27 minutes 14 seconds a distance of 152.57 feet; thence right 66 degrees 45 minutes 36 seconds a distance of 253.27 feet to the point of beginning; thence right 16 degrees 00 minutes 23 seconds a distance of 154.15 feet; thence left 41 degrees 55 minutes 50 seconds a distance of 99.67 feet; thence left 48 degrees 55 minutes 08 seconds to the centerline of a creek a distance of 182.15 feet; thence left 84 degrees 50 minutes 44 seconds along the centerline of said creek a distance of 72.81 feet; thence right 45 degrees 57 minutes 47 seconds along the centerline of said creek a distance of 13.75 feet; thence right 1 degrees 51 minutes 22 seconds along the centerline of said creek a distance of 48.17 feet; thence right 3 degrees 39 minutes 33 seconds along the centerline of said creek a distance of 24.81 feet; thence left 112 degrees 55 minutes 18 seconds leaving said creek a distance of 168.49 feet; thence left 27 degrees 14 minutes 07 seconds a distance of 177.55 feet to the point of beginning.

Easement for Lot 2:

From the Southeast corner of the Northwest quarter of the Northwest quarter of Section 12, Township 19 South, Range 1 West, run Northerly along the East line of said quarter-quarter of said Section a distance of 436.02 feet; thence right 62 degrees 48 minutes 35 seconds a distance of 81.31 feet to the centerline of a creek: thence left 127 degrees 19 minutes 03 seconds a distance of 894.98 feet; thence right 108 degrees 27 minutes 14 seconds a distance of 152.57 feet to the point of beginning; thence right 66 degrees 45 minutes 36 seconds a distance of 253.27 feet; thence left 70 degrees 13 minutes 23 seconds a distance of 42.51 feet; thence left 109 degrees 46 minutes 37 seconds to the right of way of said road a distance of 250.48 feet; thence left 66 degrees 45 minutes 36 seconds along the right of way a distance of 43.53 feet to the point of beginning.

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. Easement/right-of-way to Shelby County as recorded in Book 228 Page 333.
4. Easement/right-of-way to Shelby County as recorded in Book 321 Page 860.
5. Permit to Alabama Power Company in Book 165, Page 136.



20080723000297220 1/2 \$49.00
Shelby Cnty Judge of Probate, AL
07/23/2008 12:27:33PM FILED/CERT

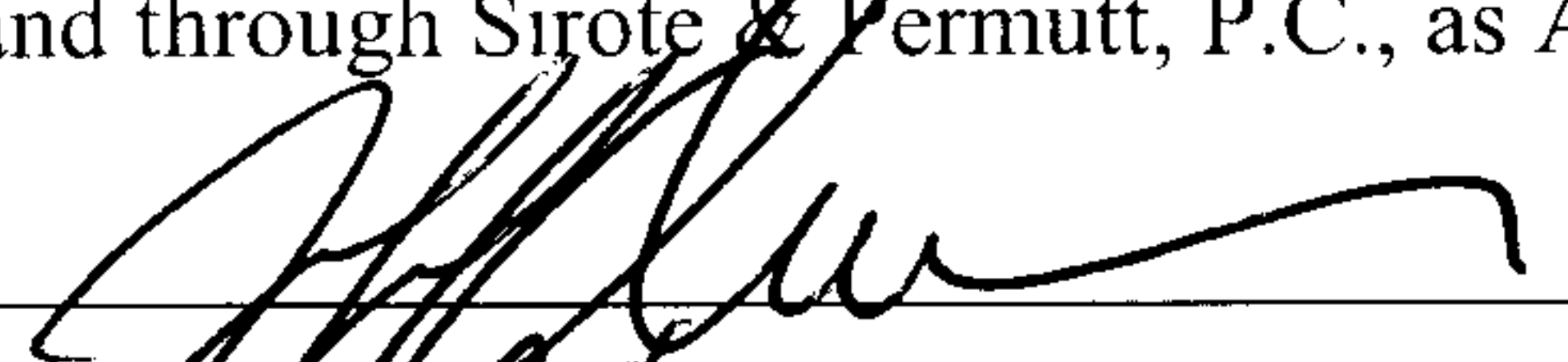

6. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20071212000560930, in the Probate Office of Shelby County, Alabama.

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 17th day of July, 2008.

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

By: 
Its 

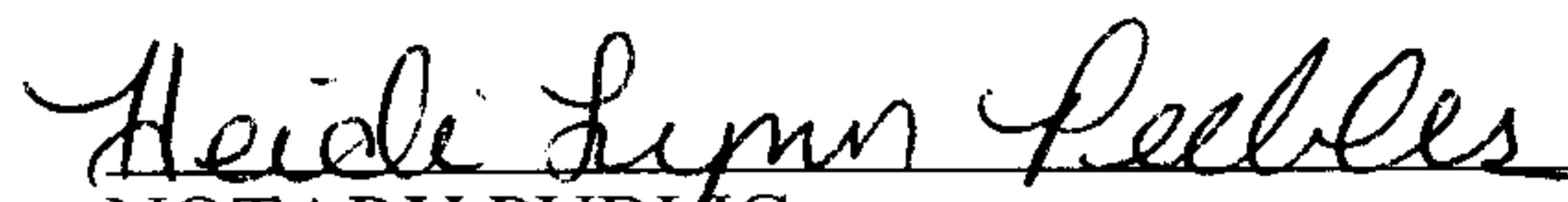
STATE OF ALABAMA

COUNTY OF JEFFERSON


20080723000297220 2/2 \$49.00
Shelby Cnty Judge of Probate, AL
07/23/2008 12:27:33PM FILED/CERT

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 17th day of July, 2008.


NOTARY PUBLIC

My Commission expires:
AFFIX SEAL

MY COMMISSION EXPIRES MARCH 1, 2011

2008-001348

A07B984

Shelby County, AL 07/23/2008
State of Alabama

Deed Tax: \$35.00