

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

Send Tax Notice to:
Carol B. Payne

2017 Woodsorrel Dr.
Birmingham, Al. 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thousand and 00/100 Dollars (\$100,000.00) to the undersigned, Fannie Mae aka 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 Carol B. Payne, (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. Easement/right-of-way to Shelby County, Alabama as recorded in Book 224 Page 819 and Deed Book 226, Page 684.
4. Transmission line permits to Alabama Power Company recorded in Deed Book 121, Page 34; Deed Book 225, Page 265, and Deed Book 225, Page 612
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 No. 20071210000556750, 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.

Shelby County, AL 08/20/2008
State of Alabama
Deed Tax: \$100.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 14th day of August, 2008.

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

By: _____

Its _____

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 aka 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 14th day of August, 2008.

Paula Kay Hall

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-000368

MY COMMISSION EXPIRES AUGUST 6, 2012

A07B955

EXHIBIT "A"

Commence at the NW corner of the NE 1/4 of the NE 1/4 of Section 10, Township 21 South, Range 1 East; thence run South along the West line thereof for 61.42 feet to the Southerly R/W of Shelby County Road No. 9 and the Point of Beginning; thence 84 degrees 44 minutes 20 seconds right run Westerly along said R/W for 34.51 feet; thence 87 degrees 35 minutes 09 seconds left run Southerly for 250.75 feet; thence 0 degrees 40 minutes 42 seconds right run Southerly for 410.0 feet; thence 89 degrees 17 minutes 32 seconds left run Easterly for 333.71 feet; thence 90 degrees 03 minutes 31 seconds left run Northerly for 683.51 feet to the Southerly R/W of said road; thence 93 degrees 44 minutes 31 seconds left run Westerly along said R/W for 310.39 feet to the Point of Beginning. According to the survey of Thomas E. Simmons, LS # 12945, dated February 27, 1995.

More Particularly described in that certain survey dated August 12, 2008 and prepared by Sid Wheeler LSN 16765 of Wheeler Surveying and Mapping.

A parcel of land in the Northeast and Northwest quarters of the Northeast quarter of section 10, township 21 south, range 1 East, being the same land described in a deed to Wells Fargo Bank, recorded in Instrument Number 2007 land being more particularly described as follows:

Commencing at the Northeast Corner of the Northeast quarter of the Northeast quarter of said section 10; Thence S 00 degrees 4'22" W, along the West Line of said sixteenth section, a distance of 61.42 feet to the point of beginning, on the South right-of-way of county Highway 9; Thence S 84 degrees 48'42" W, along said right-of-way, a distance of 34.51 feet to a Rebar, set, Thence S 02 degrees 46'27" E, a distance of 250.75 feet, to a point, at a chain link fence corner, Thence S 02 degrees 05'45" E, a distance of 410.00 feet, to a 1/2" rebar stamped Simmons, Thence N 88 degrees 36'43" E, a distance of 333.71 feet to a 1/2" rebar found, with a cap stamped "S, Wheeler RPLS 16165", Thence N 01 degrees 26'48" W, a distance of 683.17 feet to a rebar with a cap stamped "Simmons" found on the South right-of-way of County Highway 9;

Thence S 84 degrees 48'41" W, a distance of 310.39 feet to the point of beginning. The herein described parcel contains 5.217 acres of land.