

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

Send Tax Notice to:
Johnny Little
Emily Little
313 Tradewinds Circle
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty thousand and 00/100 Dollars (\$130,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Johnny Little, and Emily Little, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 81, according to the Survey of Portsmouth, Third Sector, as recorded in Map Book 7, Page 110 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and Mining rights excepted.

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 Grantees herein assume and agree to pay.
3. Agreement with Plantation Pipe Line Company recorded in Misc. Book 26, Page 104 in Probate Office and Deed Book 223, Page 431.
4. Agreement with Alabama Power Company as to underground electrical distribution recorded in Misc. Book 29, Page 406 in Probate Office of Shelby County, Alabama.
5. Restrictions, conditions and limitations recorded in Misc. Book 29, Page 557 in Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company recorded in Deed Book 318, Page 11 in Probate Office of Shelby County, Alabama.
7. Agreement with Alabama Power Company as recorded in Misc. Book 29, Page 400 in the Probate Office of Shelby County, Alabama.
8. Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Deed Book 323, Page 720, in Probate Office of Shelby County, Alabama.
9. Permit and Easement with Alabama Power Company recorded in Book 37, Page 216, as to lots 1, 2 4 & 5 only.
10. Title to all minerals within and underlying premises, together with all mining rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 259, Page 171 and Deed Book 246, Page 97 in Probate Office of Shelby County, Alabama.
11. Right of way to South Central Bell in Deed Book 320, Page 883.
12. 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. 20080213000059130, in the Probate Office of Shelby County, Alabama.

\$123,500.00 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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27th day of August, 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

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 27th day of August, 2008.

Paula Kay Hall
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-002364

A081225

Shelby County, AL 09/03/2008
State of Alabama

Deed Tax: \$6.50

MY COMMISSION EXPIRES AUGUST 6, 2012