

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

Send Tax Notice to:

Allan J. Stanton

Luann B. Stanton

24 Jetty Circle  
Shelby, AL 35143

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred fifty-seven thousand seven hundred one and 54/100 Dollars (\$157,701.54) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Allan J. Stanton, and Luann B. Stanton, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

From the northeast corner of Section 11, Township 24 North, Range 15 East, run south along the East boundary of said Section 11 a distance of 1430.0 feet; thence turn 75 degrees 00 minutes 40 seconds right and run 69.05 feet; thence turn 39 degrees 08 minutes 20 seconds left and run 95.0 feet to the Northwest corner of a lot heretofore conveyed to Kenneth M. Cooper and G.R. Thomas, as shown by deed recorded in Deed Book 266, at page 278, Office of Judge Probate of Shelby County, Alabama, for the point of beginning of the herein described parcel of land; thence turn an angle to the left of 100 degrees 59 minutes 20 seconds and run Southeasterly along said Cooper-Thomas lot line 135 feet to a point on the East line of said Section 11 to the Southernmost corner of said Cooper-Thomas lot; thence run South along the East boundary of said Section 11 a distance of 12.00 feet to the Northeast corner of the Weldon lot, as described in Deed Book 258, at page 678, in said Probate Office; thence turn 76 degrees 17 minutes 20 seconds right and run along said Weldon lot line 181.36 feet to the Northwest corner of said Weldon lot; thence turn 114 degrees 58 minutes 40 seconds right and run 50.0 feet; thence turn 24 degrees 36 minutes 20 seconds right and run 75.0 feet to the point of beginning of the herein described parcel of land.

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. Restrictions recorded in Book 296, Page 169.
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. 20071212000560800, in the Probate Office of Shelby County, Alabama.

\$ 45,000.00 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 Grantees, their heirs and assigns, forever.

20080904000352940 2/2 \$127.00  
Shelby Cnty Judge of Probate, AL  
09/04/2008 12:50:39PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27th day of August, 2008.

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

By: [Signature]

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 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 27th day of August, 2008.

Patricia B. Peebles  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2008-000309

MY COMMISSION EXPIRES NOVEMBER 8, 2009

0023117328

Shelby County, AL 09/04/2008  
State of Alabama  
Deed Tax: \$113.00