

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

Send Tax Notice to:  
Bearden Development & Holdings, LLC

3490 Bearden LANE  
Helena AL 35080

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-two thousand five hundred and 00/100 Dollars (\$82,500.00) 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 Bearden Development & Holdings, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 51, according to the Survey of Cahaba Manor Townhomes, as recorded in Map Book 6, Page 105, 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. Agreement with regards to underground residential utility distribution with Alabama Power Company in Misc. Volume 19, Page 266.
4. Restrictions in favor of Alabama Power Company in Misc. Book 19, Page 269.
5. Restrictions in Misc. Book 21, Page 96.
6. Sewer Covenants in Misc. Book 21, Page 100.
7. Right of Way to Pelham Sewer Fund, Inc in Volume 306, Page 946; Deed Book 298, Page 677.
8. Right of Way to Alabama Power Company in Volume 311, Page 689.
9. Rights of owners of property adjoining property in and to joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance.
10. Easement to Alabama Power Company in Deed Book 108, page 379; and Deed Book 304, page 11.
11. Easements and building lines as shown on recorded plat.
12. Mineral and mining rights of record.
13. 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. 20080718000290940, 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 20th day of October, 2008.

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

By: 

Its Attorney

STATE OF ALABAMA

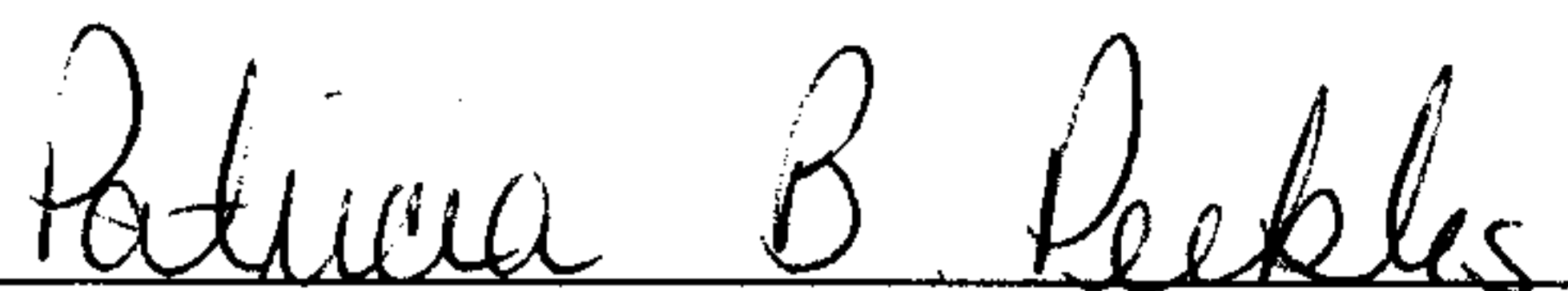
COUNTY OF JEFFERSON

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 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 20th day of October, 2008.

Shelby County, AL 10/22/2008  
State of Alabama

Deed Tax: \$82.50



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 8, 2009

2008-002944

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