

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

Send Tax Notice to:
Johnny Sneed
Betty Joyce Sneed
2777 Highway 17
Montevallo AL 35115


SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Twenty-three thousand five hundred and 00/100 Dollars (\$23,500.00) 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 Sneed, and Betty Joyce Sneed, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:


20081022000414090 1/3 \$40.50
Shelby Cnty Judge of Probate, AL
10/22/2008 12:31:47PM FILED/CERT

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 Grantees herein assume and agree to pay.
3. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
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. 20070829000407850, 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 Grantees, their 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 a/k/a Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact

By: _____

Its _____

[Signature]
[Signature] Attorney



20081022000414090 2/3 \$40.50
Shelby Cnty Judge of Probate, AL
10/22/2008 12:31:47PM FILED/CERT

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 20th day of October, 2008.

Paula Kay Hall

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES AUGUST 6, 2012

2007-003011

A077019

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

Deed Tax: \$23.50

EXHIBIT "A"


Parcel I:

A parcel of land situated in Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 1, Township 21 South, Range 1 East; thence run South along the East line of said section a distance of 679.60 feet; thence turn an angle of 88 degrees 47 minutes to the right and run a distance of 21.60 feet to the beginning; thence continue in the same direction a distance of 160.00 feet; thence turn an angle of 92 degrees 59 minutes to the right and run a distance of 118.14 feet; thence turn an angle of 101 degrees 27 minutes to the right and run a distance of 160.00 feet; thence turn an angle of 76 degrees 22 minutes to the right and run a distance of 78.10 feet to the point of beginning. Being situated in the NE quarter of the SE quarter of Section 1, Township 22 South, Range 1, East, Shelby County, Alabama.

Parcel II:

A parcel of land situated in Section 1, Township 21, South; Range 1 East, Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of the Southeast Quarter of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, and go thence, in a Southerly direction along the East line of said Section 660 feet; thence South 86 degrees 30 minutes West a distance of 30 feet to a point, which point is on the West margin of an improved road; thence go North 4 degrees 13 minutes West along the West margin of said road 90 feet to the point of beginning of this property herein described; thence continue North 4 degrees 13 minutes West along the West margin of said road 85 feet to the Northeast corner of the lot conveyed by deed recorded in Deed Book 149, Page 270, in the Office of the Judge of Probate; thence go North 80 degrees 22 minutes West 123 feet to a point; thence go in a Southerly direction a distance of 85 feet to a point; thence go in an Easterly direction a distance of 132 feet to the point of beginning. Situated in Shelby County, Alabama.

Also One (1) Used 1996 Oakwood Freedom manufactured house bearing VIN# H0NC02230643 A/B. Said Certificates of Title being cancelled/surrendered with the Alabama Department of Motor Vehicles on December 10, 2007.


20081022000414090 3/3 \$40.50
Shelby Cnty Judge of Probate, AL
10/22/2008 12:31:47PM FILED/CERT