

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

Send Tax Notice to:
Ken R. Coker
Bonnie Coker

500 Foothills Ledge
Chelsea AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred ninety-six thousand and 00/100 Dollars (\$196,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Ken R. Coker, and Bonnie Coker, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 37, according to the Subdivision Plat of Foothills Point, recorded in Map Book 32, Page 33 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

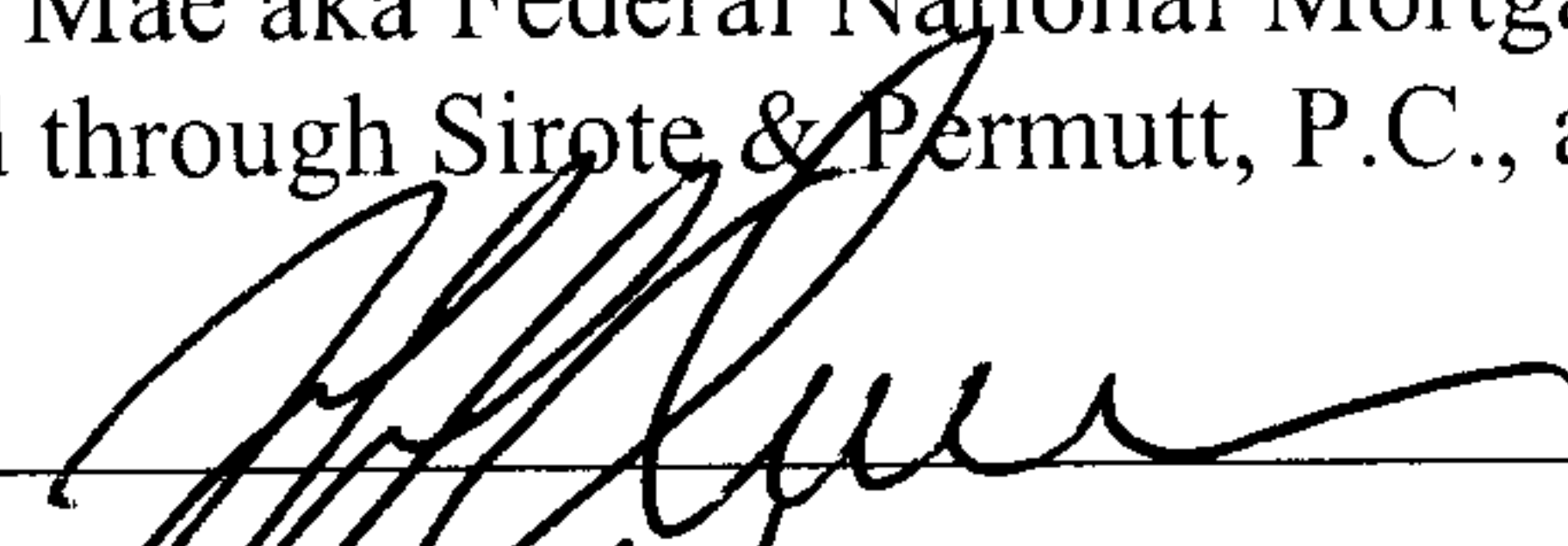
1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easement/right-of-way to South Central Bell Telephone Company as recorded in Book 320 Page 931 and Book 336, Page 230.
4. Mineral and mining rights as recorded in Book 69 Page 177.
5. Transmission line permits to Alabama Power Company recorded in Book 127, Page 317.
6. 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. 20080424000167950, 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 24th 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 24th day of October, 2008.


NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES AUGUST 6, 2012

2008-002193

A085213

Shelby County, AL 10/29/2008
State of Alabama

Deed Tax: \$196.00