

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

Send Tax Notice to:
Michael E. Reuter
Michelle L. Le
2325 Dalton Drive
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred forty-four thousand and 00/100 Dollars (\$144,000.00) 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 Michael E. Reuter, and Michelle L. Le, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot B, according to the survey of Chandalar South, Seventh Sector, as recorded in Map Book 8, Page 180, 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 Grantees herein assume and agree to pay.
3. Building line of 35 feet reserved from Dalton Drive as shown on recorded plat.
4. Public utility easement as shown on recorded plat, including a 15 foot on the East side of lot.
5. Restrictions, covenants and conditions as set out in Deed Book 353, Page 765.
6. Transmission Line Permit to Alabama Power Company in Deed Book 234, Page 659 and Deed Book 179, Page 375.
7. Right of Way to South Central Bell in Deed Book 280, Page 752.
8. Easement to Alabama Power Company in Real 10, Page 153.
9. Agreement with Alabama Power Company as to underground cables in Real 7, Page 838 and covenants pertaining thereto in Real 7, Page 841.
10. Mineral and mining rights of record.
11. 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. 20080807000317260, in the Probate Office of Shelby County, Alabama.

\$129,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herein.
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 21st day of November, 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 21st day of November, 2008.

Patricia B. Deblas

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 8, 2009

2008-003496

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Shelby County, AL 12/09/2008
State of Alabama

Deed Tax: \$14.50