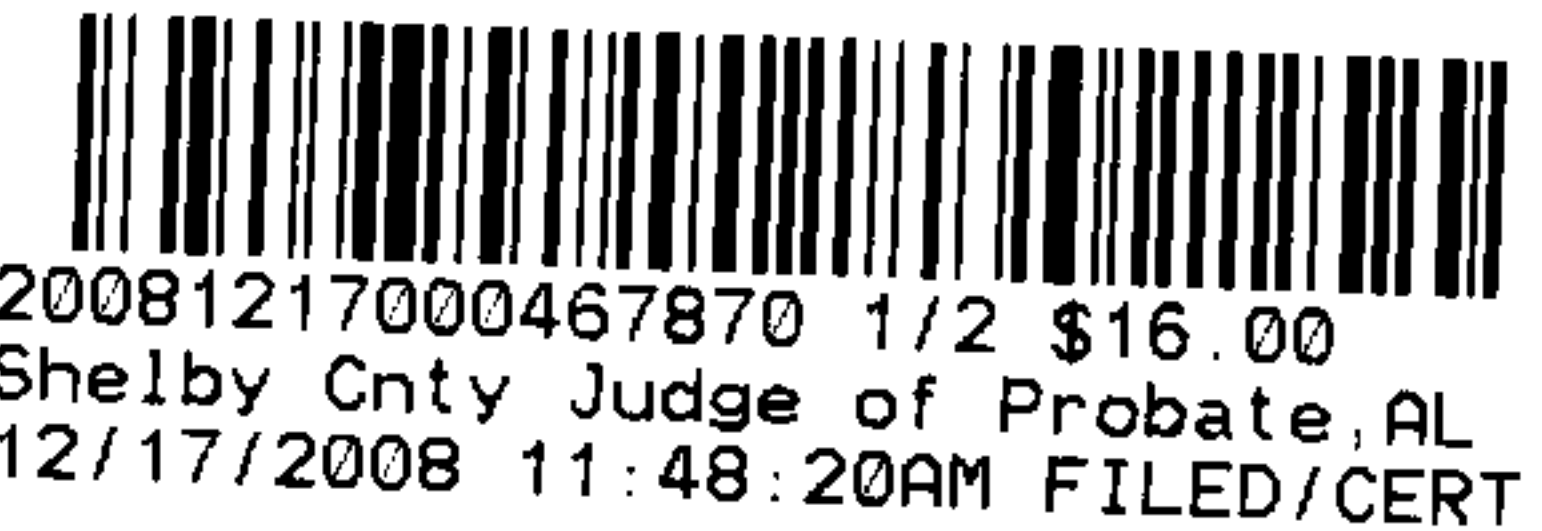


123,371.06 purchase money mortgage
discharged simultaneously herewith

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

Send Tax Notice to:
Michael Chase Armstrong



SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred twenty-five thousand and 00/100 Dollars (\$125,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Michael Chase Armstrong, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 47A, according to the Survey of Brook Forest Addition to Wyndam, as recorded in Map Book 27, Page 25, in the Probate Office of Shelby County, Alabama.

Subject to:


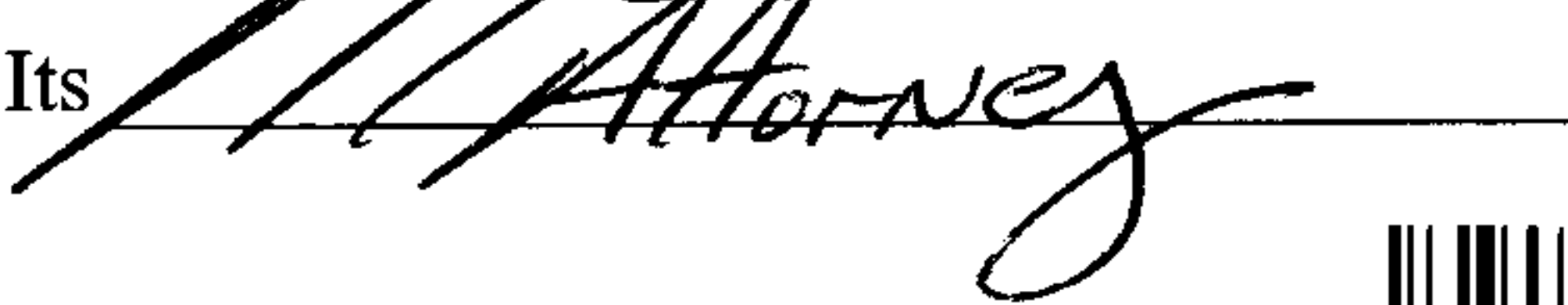
1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. 25 foot building line, as shown by recorded map.
4. 10 foot easement on rear, as shown by recorded map.
5. Restrictions, covenants and conditions recorded in Real 1, Page 198, in the Probate Office of Shelby County, Alabama.
6. Easement for Alabama Power Company recorded in Real 1, Page 332, in the Probate Office of Shelby County, Alabama.
7. Agreement with Alabama Power Company recorded in Real 7, Page 826 and Real 7, Page 829, in the Probate Office of Shelby County, Alabama.
8. Mineral and mining rights and rights incident thereto recorded in Deed Book 324, Page 362, in the Probate Office of Shelby County, Alabama.
9. Easements to the town of Helena recorded in Deed Book 304, Page 394; Deed Book 305, Page 396; Deed Book 304, Page 398; Deed Book 305, Page 400 and Deed Book 305, Page 402, in the Probate Office of Shelby County, Alabama.
10. Irrevocable right of ingress/egress recorded in Real 192, Page 743, in the Probate Office of Shelby County, Alabama.
11. Easement to public for driving purposes recorded in Deed Book 311, Page 153, in the Probate Office of Shelby County, Alabama.
12. Easement for Alabama Power Company recorded in Real 230, Page 774 and Real 183, Page 230, in the Probate Office of Shelby County, Alabama and easement to Alabama Power Company recorded in Instrument No. 2001-22929.
13. Restrictions or covenants recorded in Instrument 2001/22923, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
14. 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. 20080829000347820, 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 25th 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 

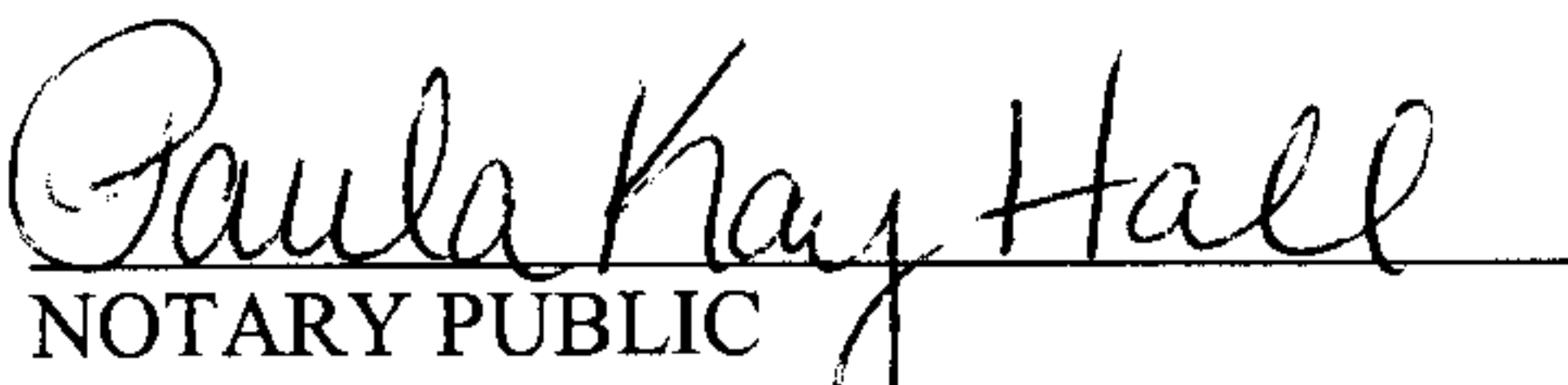
STATE OF ALABAMA

COUNTY OF JEFFERSON


20081217000467870 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
12/17/2008 11:48:20AM FILED/CERT

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 25th day of November, 2008.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-003607

MY COMMISSION EXPIRES AUGUST 6, 2012

A08H131

Shelby County, AL 12/17/2008
State of Alabama

Deed Tax: \$2.00