

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

Send Tax Notice to:  
Rebecca A. Harris

*917 4<sup>th</sup> Avenue  
Birmingham, AL 35007*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of thirty thousand and 00/100 Dollars (\$30,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Rebecca A. Harris, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: commence at the Southeast Corner of said 1/4-1/4 section; thence run West along the South Quarter Quarter line 278.0 feet to the point of beginning; thence continue last course 80.91 feet: thence turn Right 90 degrees 56 minutes 51 seconds and run North 210.93 feet to the South side of Fourth Avenue Southwest, Alabaster, Alabama; thence turn Right 89 degrees 45 minutes 07 seconds and run East along said Avenue 82.44 feet; thence turn Right 90 degrees 40 minutes 04 seconds and run South 209.95 feet to the point of beginning; 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 Grantee herein assume and agree to pay.
3. Restrictions as shown on recorded plat.
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. 20080505000184070, 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 30th day of January, 2009.

Fannie Mae aka 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 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 30th day of January, 2009.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2008-002378

MY COMMISSION EXPIRES AUGUST 6, 2012

A087680

Shelby County, AL 02/04/2009  
State of Alabama

Deed Tax: \$30.00