

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

Send Tax Notice to:  
William M. Wolfe  
Margaret L. Baird  
193 King James Court  
Alabaster, AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred eighteen thousand and 00/100 Dollars (\$118,000.00) 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 William M. Wolfe, and Margaret L. Baird, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 60, according to the survey of Spring Gate Estates, Phase One, as recorded in Map Book 19, Page 23 in the Office of the Judge of Probate 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. 35-foot minimum building setback line as reserved and shown on recorded map.
4. Easement/right-of-way to Alabama Power Company with restrictions and covenants regarding underground cable as recorded in Book 225, Page 224, Instrument No. 1998-17758.
5. Restrictive covenant as recorded in Book 1994-36551, amended in 1999-7522.
6. Permits to Alabama Power Company recorded in deed Book 141, Page 507 and Real Book 20, Page 247.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
8. 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. 20080404000137620, in the Probate Office of Shelby County, Alabama.



\$115,791.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 22nd 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 22nd day of January, 2009.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2008-002079

A085236

MY COMMISSION EXPIRES AUGUST 6, 2012

Shelby County, AL 02/16/2009  
State of Alabama

Deed Tax: \$2.50