

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

Send Tax Notice to:
Therese H. Xech

105 Ivy Trace
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred twenty-three thousand and 00/100 Dollars (\$123,000.00) 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 Therese H. Xech, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the plat of Old Ivy Subdivision, Phase I, being a resurvey of portions of Lots 22-32 Tract Fifty One Subdivision, Parcel "B", recorded in Map Book 11, Page 26, all situated in the Southwest 1/4 of Section 14 and the Northwest 1/4 of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 35, Page 43A and 43B, and amended in the Amended Map of Old Ivy Subdivision, Phase 1, recorded in Map Book 36, Page 5A and 5B, 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 Grantee herein assume and agree to pay.
3. Excepting therefrom all interests in and to all oil, gas and other minerals, in on and/or under said property and all rights in connection therewith which may have been granted, reserved or released to others including but not limited to those rights referred to in instruments of record in Book 114, Page 193 and Book 144, Page 196, and Doc No. 20050815000418520, in the office of the Judge of Probate of Shelby County, Alabama.
4. Further excepting therefrom any restrictions, reservations, setbacks and easements, if any, as shown on the plat recorded in Document No. 20050614000290310, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Further excepting therefrom Easement/Right of way granted to Alabama Power Company in Deed Book 121, Page 464, Deed Book 188, Page 43 AND Deed Book 80, Page 195, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Further excepting therefrom Timber Deed as recorded in Instrument No. 1995-28005, in the Office of the Judge of Probate of Shelby County, Alabama.
7. 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. 20080829000348080, in the Probate Office of Shelby County, Alabama.

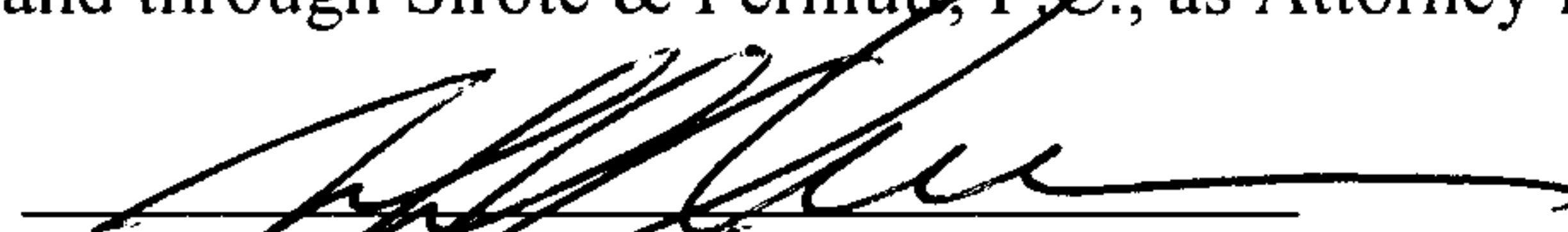

\$ 120,772.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 25th day of February, 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 25th day of February, 2009.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

Shelby County, AL 03/16/2009
State of Alabama

Deed Tax: \$2.50

2008-003628

MY COMMISSION EXPIRES DECEMBER 17, 2012

A08H140