

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

Send Tax Notice to:
Jon Dustin Miller

143 Churchill Drive
Maylene, AL 35114

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred thirty thousand and 00/100 Dollars (\$130,000.00) 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 Jon Dustin Miller, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 204, according to the map of Cedar Grove at Sterling Gate, Sector 2, Phase 5, as recorded in Map Book 28, Page 91, 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. Building and setback lines of 30' as recorded in Map Book 28, Page 91, in the Probate Office of Shelby County, Alabama.
4. 7.5 foot easement on rear lot line as per plat.
5. Subject to covenants, conditions and restrictions (deleting therefore, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No_ 2001-29019 and Map Book 28, Page 91, in the Probate Office of Shelby County, Alabama.
6. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and
7. other rights, privileges and immunities relating thereto, together with any release of liability for injury or
8. damage to persons or property as a result of the exercise' of such rights.
9. Release of damages as recorded in Map Book 28; page 91, as recorded in the Probate Office of Shelby County, Alabama.
10. 5 foot easement on both side lot lines as shown on recorded plat.
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. 20081031000424290, in the Probate Office of Shelby County, Alabama.

\$ 127,645⁰⁰ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith. \$3,900 of the above purchase price 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.

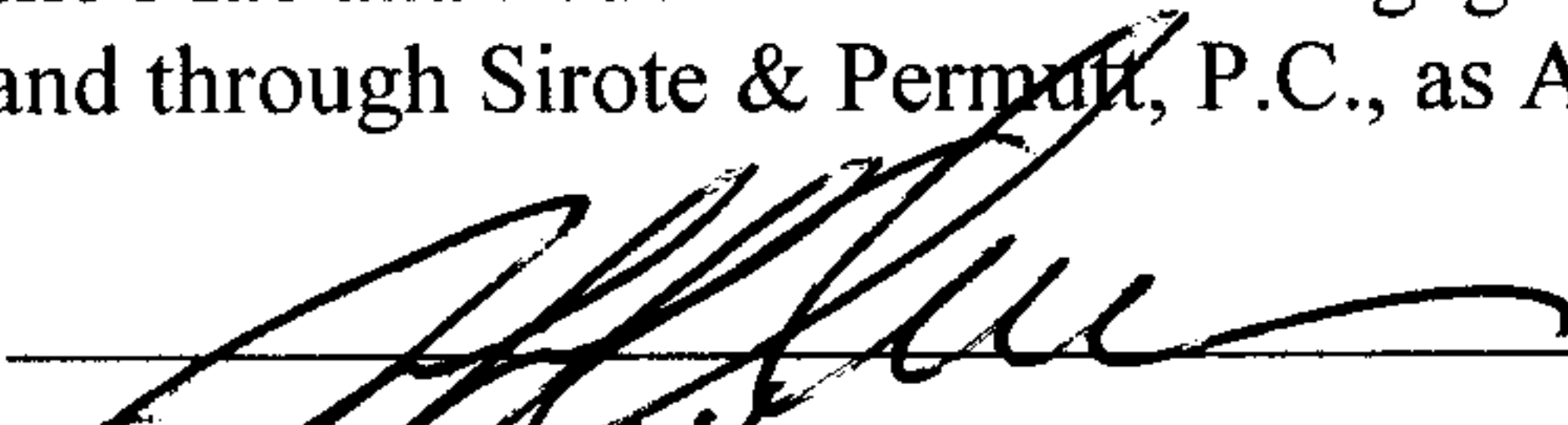

Shelby County, AL 04/10/2009
State of Alabama

Deed Tax: \$2.50

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 31st day of March, 2009.

Fannie Mae aka Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact

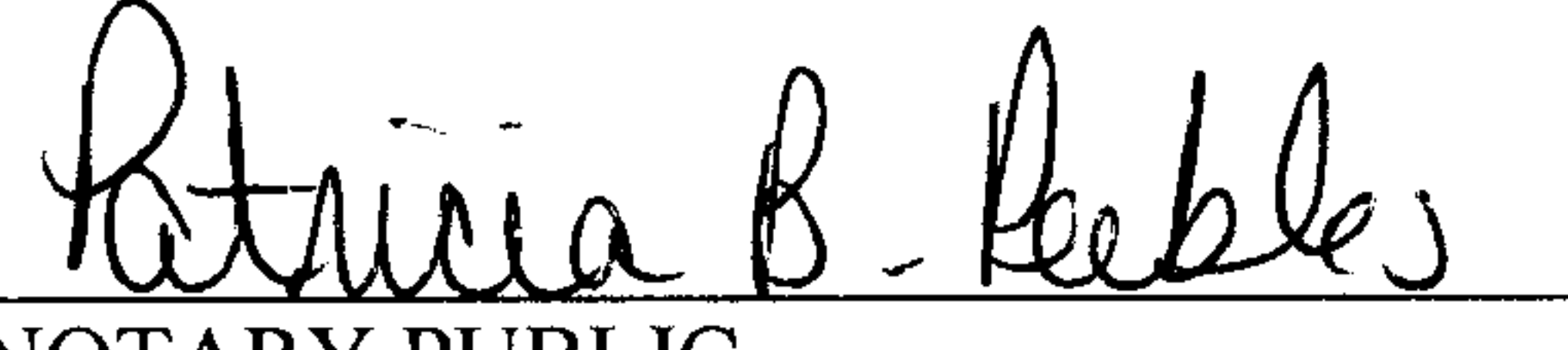
By: 
Its 

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 31st day of March, 2009.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 8, 2009

2008-005043

A08M522


20090410000134000 2/2 \$16.50
Shelby Cnty Judge of Probate, AL
04/10/2009 02:16:23PM FILED/CERT