

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

Send Tax Notice to:

Vince Balassone

Lindsey Balassone

*5990 Forest Lakes Cove
Sterrett, AL 35043*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred thirty-six thousand five hundred and 00/100 Dollars (\$136,500.00) 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 Vince Balassone, and Lindsey Balassone, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 300 According to the Survey of Forest Lakes Sector 4 as Recorded in Map Book 33 at Page 25, AB and C 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. Subject to matters shown of recorded map Book 33, Page 25, A, B, & C.
4. Easements and/or Rights of Way to Alabama Power Company recorded in Book 126, Page 191, Book 126, Page 323 and Book 236, Page 829.
5. Rights of others for ingress and egress purposes in and to the use of Shelby County located on insured premises as recorded in Instrument No. 1993-03955; 1993-03957; 1993-03959; 1993-03960; 1993-03961; 1993-03964; 1993-03965 and 1993-03966.
6. Easements and Rights of Way of record, affection insured premises.
7. Title to all minerals, oil and gas within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as reserved in Book 53 at Page 262 and Deed Book 331, Page 262.
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. 20080723000296730, in the Probate Office of Shelby County, Alabama.

\$134,025.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

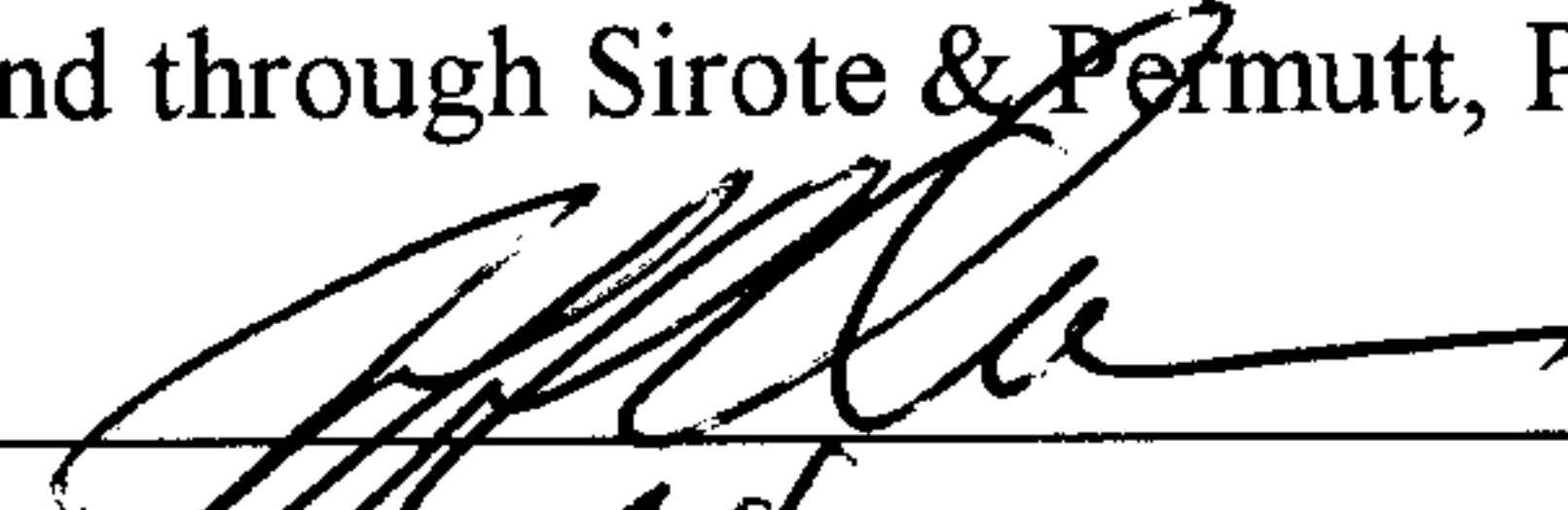
\$4,095.00 of the above consideration was paid from the proceeds of a second mortgage loan closed simultaneously herewith.

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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 25th day of March, 2009.

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


By: 
Its Attorney

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 March, 2009.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-000306

MY COMMISSION EXPIRES AUGUST 6, 2012

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