

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

Send Tax Notice to:
David L. George
114 Shetland Trail
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of two hundred seventy-five thousand and 00/100 Dollars (\$275,000.00) to the undersigned, Fannie Mae a/k/a 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 David L. George, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 72-A, according to a Resurvey of Lots 72 and 100 Saddle Lake Farms, as recorded in Map Book 34, Page 138, 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. Easement for road for private use unless it becomes public as recorded in Deed Book 312, Page 393.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions as set forth in Inst. No. 1995-17530; Inst. No. 1996-2191, amended in Inst. No. 2001-17433, and further amended in Inst. No. 2001-33976.
5. Restrictions, limitations and conditions as set out on recorded map, Map Book 28, Page 76.
6. Proposed Coal and Mineral and Mining Plan Underground and Surface--Notice of Mining Operations as recorded in Inst. No. 2000-37886.
7. Agreement and Indemnification between Alabaster Water Board and Envirobuild as recorded in Inst. No. 2001-38317.
8. Covenants with Shelby County Health Department as recorded in Inst. No. 2001-35567.
9. 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. 20080905000354680, in the Probate Office of Shelby County, Alabama.


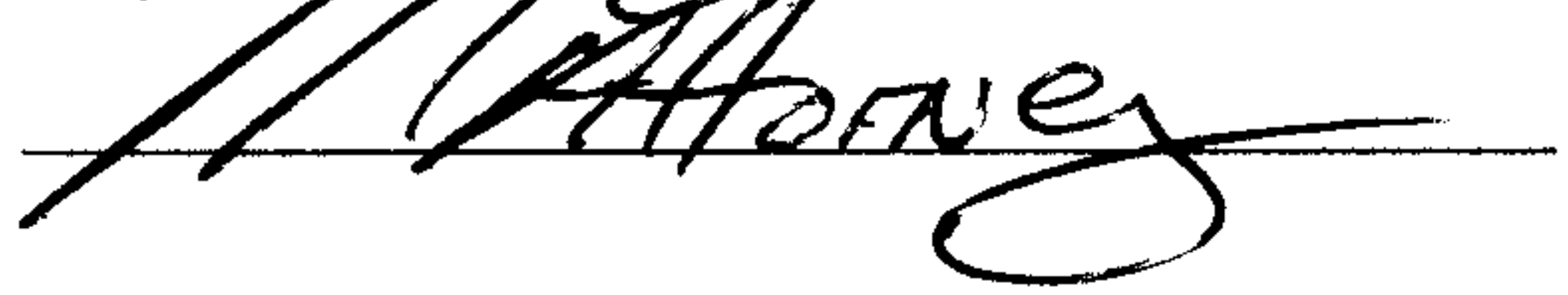
\$ 220,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 10th day of April, 2009.

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

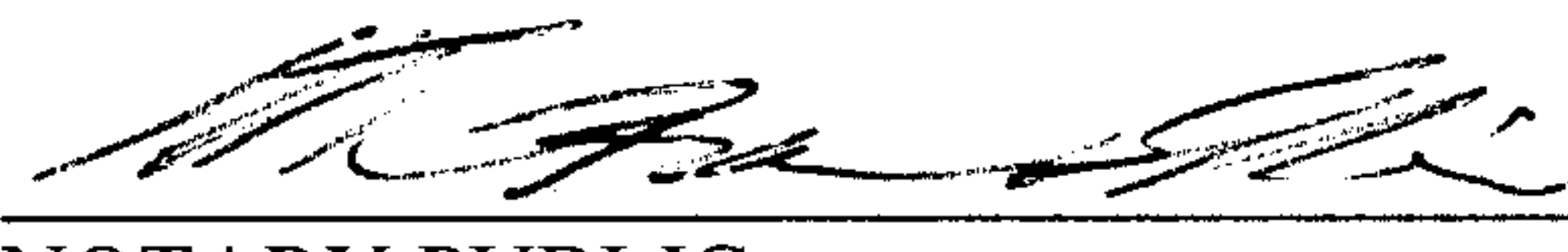
By: 
Its 

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 a/k/a 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 10th day of April, 2009.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-003630

MY COMMISSION EXPIRES DECEMBER 17, 2012

A08H466

Shelby County, AL 04/17/2009
State of Alabama

Deed Tax: \$55.00