

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

Send Tax Notice to:
David C. Terrell
Nita W. Terrell
168 Pebble Drive
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred thirty-seven thousand and 00/100 Dollars (\$137,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto David C. Terrell, and Nita W. Terrell, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Survey of Summer Brook Sector 4, as recorded in Map Book 21, Page 104, 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. Restrictive Covenants in Inst. # 1997-15418.
4. Easement and Right of Way to Alabama Power Company in Inst. #1997-19428.
5. Right of Way to Plantation Pipeline in Deed Book 212, Page 635.
6. Right of Way to Alabaster Water & Gas Board in Deed Book 278, Page 391.
7. Permit to Southern Natural Gas in Deed Book 90, Page 330 and Deed Book 90, Page 445.
8. Incorporation of Summer Brook Homeowners Association in Inst. # 1996-2229.
9. By-Laws of Summer Brook Homeowners Association in Inst. #1996-2231.
10. 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. 20080806000315530, in the Probate Office of Shelby County, Alabama.


\$125,363.99 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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 16th 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 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 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 16th day of April, 2009.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-003606

MY COMMISSION EXPIRES AUGUST 6, 2012

A08E927

Shelby County, AL 04/22/2009
State of Alabama
Deed Tax: \$137.00