

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

Send Tax Notice to:  
Kenneth C. Coston Jr.

309 QUAIL Ridge Court  
Helena AL 35080

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of seventy-two thousand and 00/100 Dollars (\$72,000.00) 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 Kenneth C. Coston Jr., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the Northwest  $\frac{1}{4}$ -Southeast  $\frac{1}{4}$  of Section 28, Township 20 South, Range 4 West, situated in Shelby County, Alabama; Thence South 38 Degrees 15 Minutes West for 912 feet to the Northeast corner of Real 192, Page 34; Thence South 49 Degrees 30 Minutes East for 871.2 feet to the point of beginning; Thence continue along the same line for 217.8 feet, Thence turn right 85 Degrees 50 Minutes for 200 feet; Thence turn right 94 Degrees 10 Minutes for 217.8 feet; Thence turn right 85 Degrees 50 Minutes for 200 feet to the point of beginning.

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/right-of-way to Alabama Power Company as recorded in Book 229 Page 714 and Book 190, Page 56.
4. Pole line permit as recorded in Book 65, Page 6.
5. Mineral and mining rights not owned by grantor, it being the intention of grantor to convey only such mineral and mining rights as they might own without warranty,
6. 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. 20080807000317690, in the Probate Office of Shelby County, Alabama.

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.

20090423000149560 2/2 \$86.00  
Shelby Cnty Judge of Probate, AL  
04/23/2009 12:19:23PM FILED/CERT

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 20th day of April, 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 20th day of April, 2009.

Shelby County, AL 04/23/2009  
State of Alabama

Deed Tax: \$72.00

  
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 8, 2009

2008-004848

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