

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

Send Tax Notice to:
Edward J. Dyer
Vickie Dyer
2300 Ponderosa Circle
Birmingham, AL 35216

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred forty thousand and 00/100 Dollars (\$140,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Edward J. Dyer, and Vickie Dyer, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 35A, according to the Final Record Plat of a Resubdivision of Lot 35, Narrows Reach Sector, Phase 2, as recorded in Map Book 31, Page 104, in the Probate Office of Shelby County, Alabama; situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

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. Mineral and mining rights.
4. The easements, restrictions, covenants, agreements and all other terms and provisions of the Declaration of Covenants, Conditions and Restrictions recorded in Instrument #2000-9755; Instrument amendment recorded as Instrument #2000-17136, 2nd amendment recorded in Instrument #2000-36696; 3rd amendment recorded in Instrument #2001-38328; 4th amendment recorded as Instrument #20020905000424180 and 5th amendment recorded as Inst. #20021017000508250 in the Probate Office of Shelby County, Alabama
5. All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.
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. 20090206000040360, 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.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

Shelby County, AL 04/29/2009

State of Alabama

Deed Tax : \$140.00


20090429000157830 1/2 \$154.00
Shelby Cnty Judge of Probate, AL
04/29/2009 01:36:04 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 15th 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 15th day of April, 2009.



NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-000720

MY COMMISSION EXPIRES AUGUST 6, 2012

A0903G0


20090429000157830 2/2 \$154.00
Shelby Cnty Judge of Probate, AL
04/29/2009 01:36:04 PM FILED/CERT