

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

Send Tax Notice to:

Melvin Bishop

Tracie Bishop

128 Oak Brook Lane  
Helena, AL 35020

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of two hundred ninety-four thousand and 00/100 Dollars (\$294,000.00) 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 Melvin Bishop, and Tracie Bishop, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14 according to the Survey of Oak Brook Subdivision as recorded in Map Book 35, Page 106, Shelby County, Alabama Records.

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 excepted.
4. Riparian rights to Hurricane Creek.
5. Title to that portion of subject property lying within any street, roads or highways.
6. Easement granted to Alabama Power Company as recorded in Inst. No. 20050804000396550.
7. Restrictive covenants as set forth in Inst. No. 20050928000504450.
8. Ratification of Plat and Covenants as set out in Inst. No. 20050928000504460.
9. Restrictions as shown on recorded plat.
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. 20081030000421930, in the Probate Office of Shelby County, Alabama.


\$ ALL 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 29th 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 29th day of April, 2009.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2008-003746

MY COMMISSION EXPIRES DECEMBER 17, 2012

A08H709