

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

Send Tax Notice to:
Casandra Wilson

924 Meriweather Drive
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirteen thousand and 00/100 Dollars (\$113,000.00) 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 Casandra Wilson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 52, according to the Final Plat of the Meadows at Meriweather Phase 3, as recorded in Map Book 36, Page 19, in the Probate of Shelby County, Alabama.

Casandra Wilson is one and the same person as Cassandra Wilson.
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. Mineral and mining rights not owned by the Grantor.
4. All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Declaration of Protective Covenants as recorded in Instrument 20051215000648000, in the Probate Office of Shelby County, Alabama; (b) Transmission line permit to Alabama Power Company, recorded in Deed Book 101, Page 557, in the Probate Office of Shelby County, Alabama; (c) Right of way to Shelby County, recorded in Deed Book 200, Page 463, in the Probate Office of Shelby County, Alabama; (d) Restrictions with easements regarding Alabama Power Company, recorded in Instrument 20040629000354890 in the Probate Office of Shelby County, Alabama.
5. 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. 20090605000215770, in the Probate Office of Shelby County, Alabama.

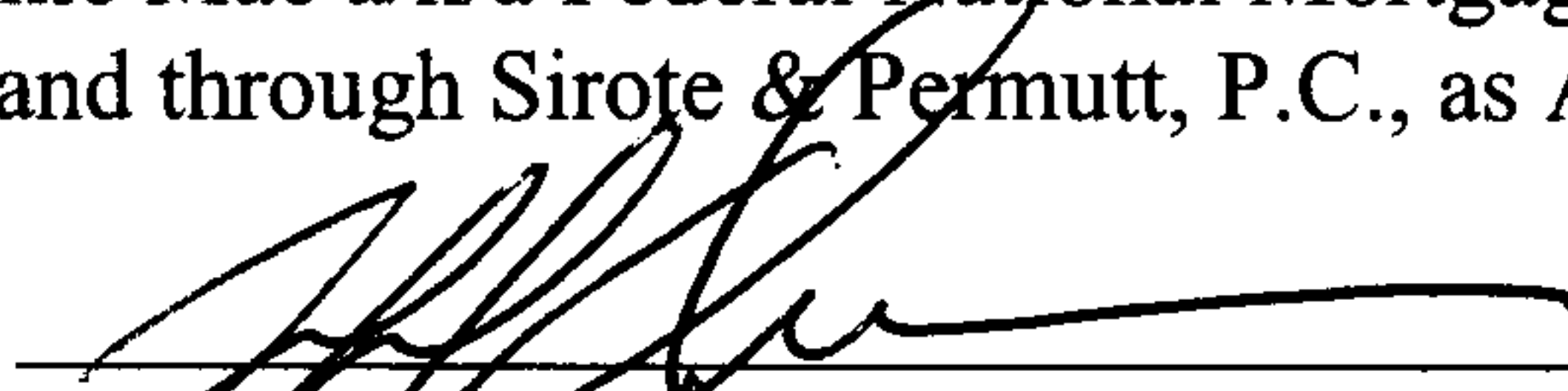

\$110,953.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 23rd day of September, 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 23rd day of September, 2009.

Deed Tax : \$2.50


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-001852

MY COMMISSION EXPIRES AUGUST 6, 2012

A090FGQ