

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

Send Tax Notice to:
Douglas Chason
Raph D. Chason
1530 Stubbs Ln.
Helena, AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighteen thousand and 00/100 Dollars (\$118,000.00) 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 Douglas Chason and Ralph D. Chason, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SW 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 2, Township 20 South, Range 3 West: Commence at the SW corner of the SW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West; thence North 0 degrees 55 minutes 04 seconds West and run along 1/4 a distance of 20.94 feet to the Point of Beginning; thence South 88 degrees 39 minutes 10 seconds East a distance of 181.19 Feet; thence North 0 degrees 27 minutes 46 seconds East a distance of 345.94 feet; thence North 86 Degrees 00 minutes 13 seconds West a distance of 192.08 feet; thence South 89 Degrees 37 minutes 02 Seconds West a distance of 67.78 feet; thence South 0 Degrees 27 minutes 44 seconds West a distance of 44.73 feet; thence North 89 Degrees 21 minutes 41 seconds West a distance of 30.49 feet; thence South 1 degree 09 minutes 07 seconds East a distance of 307.92 feet; thence South 88 degrees 39 minutes 10 seconds East a distance of 100.15 feet to the Point of Beginning. Situated in 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 Grantee herein assume and agree to pay.
3. Transmission line permit to ALabama Power Company recorded in Deed Book 194, Page 67; Deed Book 103, Page 146 and Deed Book 161, Page 143.
4. Right of way granted to Shelby County recorded in Deed Book 135, Page 362.
5. Mineral and mining rights recorded in Deed Book 196, Page 548.
6. Encroachment of fence on the Southern property line as shown on the survey of Rodney Y. Shiflett, Al. Reg No. 21784, dated October 1, 2008.
7. Encroachment of fence on the Eastern property line as shown on the survey of Rodney Y. Shiflett, Al. Reg No. 21784, dated October 1, 2008.
8. Encroachment of Driveway on the Eastern property line as shown on the survey of Rodney Y. Shiflett, Al. Reg No. 21784, dated October 1, 2008.
9. 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. 20081103000425340, in the Probate Office of Shelby County, Alabama.

\$ 105,000.00 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 10th day of November, 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 10th day of November, 2009.

Arlene Virginia Mathews
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

MY COMMISSION EXPIRES MARCH 12, 2011

2009-002535

Shelby County, AL 12/03/2009

State of Alabama

Deed Tax : \$13.00

A08N263