

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

Send Tax Notice to:  
Amy Inabinet

521 Reach Drive  
Birmingham, AL 35242

20091204000447670 1/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
12/04/2009 02:31:39 PM FILED/CERT

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of One hundred forty-two thousand nine hundred and 00/100 Dollars (\$142,900.00) 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 Amy Inabinet, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Final Plat of Narrows Reach, Sector 1, Phase 2, as recorded in Map Book 30 Page 58A & 58B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the non-exclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded in Inst. # 2000-09755 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 Grantee herein assume and agree to pay.
3. Restrictions, covenants and conditions as set out in Instrument No. 2000-9755, Instrument No. 2000-17136, Instrument No. 2000-36696, Instrument No. 2001-38328, Instrument No. 2002-42418, Instrument No. 2002-50825 and Instrument No. 2003-45098.
4. Transmission line permit to Alabama Power Company as shown by instruments recorded in Deed 109, Page 70; Deed 145, Page 22; Deed 103, Page 154; Deed 123, Page 420 and Deed 102, Page 181.
5. Easement to Alabama Gas Corporation as shown by instrument recorded in Instrument No. 2000-1818.
6. Restrictions as shown on recorded plat.
7. 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. 20090212000048560, in the Probate Office of Shelby County, Alabama.

\$ 140,311.00 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.



Shelby County, AL 12/04/2009  
State of Alabama  
Deed Tax : \$3.00



20091204000447670 2/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 9th day of November, 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, 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 9th day of November, 2009.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

**MY COMMISSION EXPIRES MARCH 12, 2011**

2009-001310

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