

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

Send Tax Notice to:  
Jason Gilliland  
Jessie Gilliland  
104 Newgate Road  
Alabaster, AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred ten thousand and 00/100 Dollars (\$210,000.00) 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 Jason Gilliland, and Jessie Gilliland, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, in Block 2, according to the Survey of Norwick Forest, First Sector as recorded in Map Book 11, Page 63, in the Probate Office of Shelby County, Alabama. Subject to all restrictions, reservations, rights, easements, rights of way, provisions, covenants, terms, conditions and building set back lines of record.

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. Right-of-way granted to Alabama Power Company recorded in Real Volume 157, Page 662; Real Volume 157, Page 664 and Inst. No. 2000-5541.
4. Right-of-way granted to South Central Bell Telephone Company recorded in Real Volume 224, Page 583.
5. Restrictions appearing of record in Real Volume 170, Page 137; Real Volume 182, Page 942 and Real Volume 196, Page 766.
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. 20090605000215940, in the Probate Office of Shelby County, Alabama.

\$ 206,196.00 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.





20091207000448780 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
12/07/2009 01:29:54 PM FILED/CERT

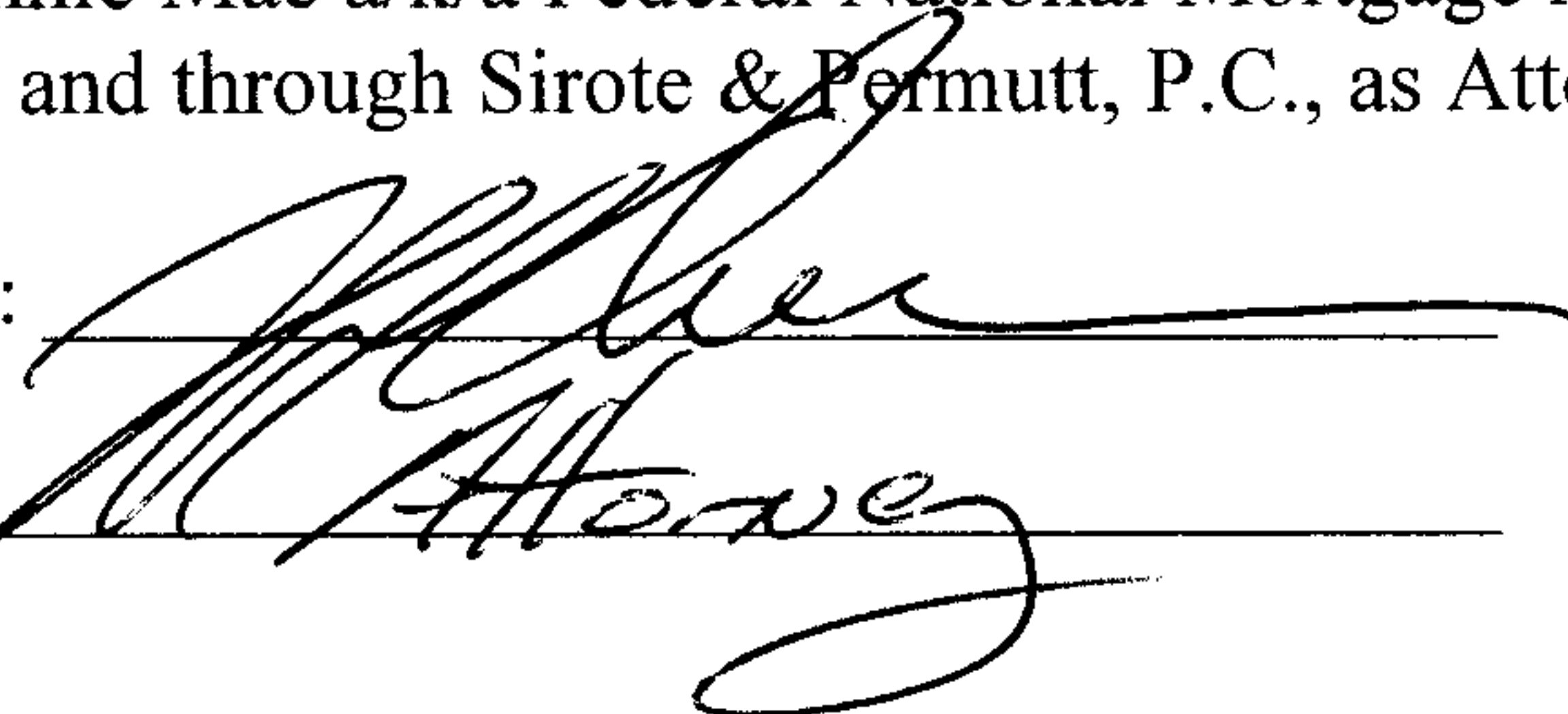
TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 23rd 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/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 November, 2009.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-001788

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A090CZ7