

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

Send Tax Notice to:
Timothy A. Nelson
Tara L. Nelson
360 Wallace Drive
Shelby, AL 35143

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred seventy-six thousand five hundred and 00/100 Dollars (\$176,500.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Timothy A. Nelson, and Tara L. Nelson, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot No. 20 according to the Map of the 1971 Addition to Shelby Shores, recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 96.

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. Restrictions recorded in Misc. Book 1, Page 62.
4. Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph recorded in Book 274, Page 130.
5. Transmission line permit to Alabama Power Company recorded in Book 151, Page 91; Book 225, Page 918 and Book 225, Page 921.
6. Subject to rights acquired by Alabama Power Company in Book 253, Page 116 and Book 253, Page 120.
7. Notes, easements and building lines as shown on recorded map.
8. Mineral and mining rights.
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. 20090930000371190, in the Probate Office of Shelby County, Alabama.

\$ 173,302.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

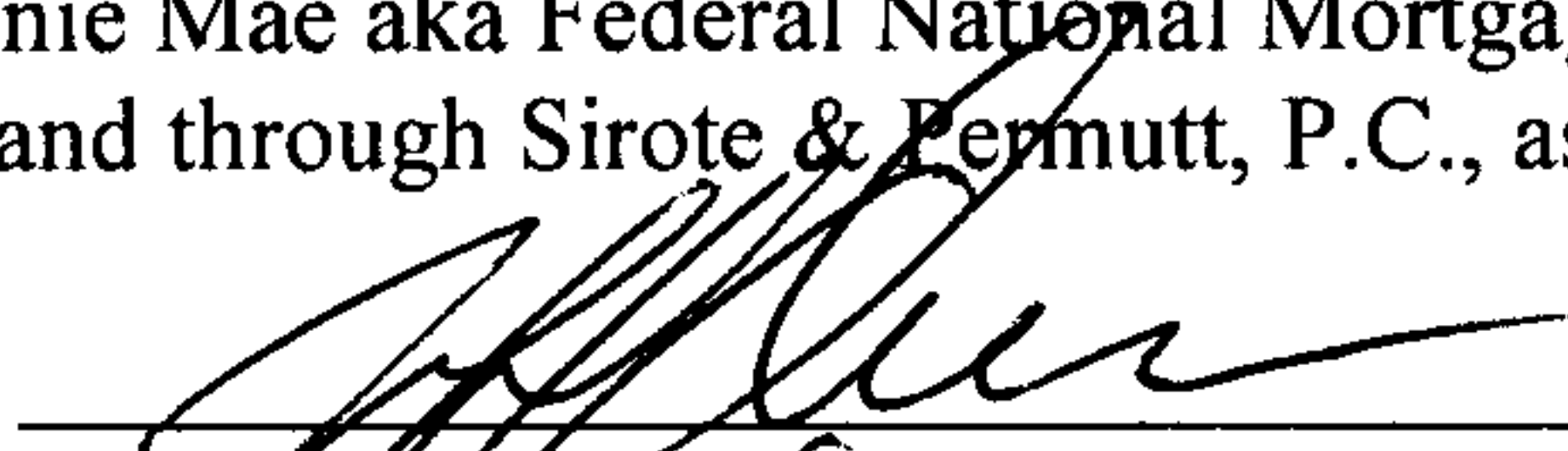
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

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



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 21st day of December, 2009.

Fannie Mae aka 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 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, 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 21st day of December, 2009.

Shelby County, AL 12/29/2009
State of Alabama
Deed Tax : \$3.50


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

MY COMMISSION EXPIRES MARCH 12, 2011

2009-003807

A090XJB



20091229000471510 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
12/29/2009 09:09:06 AM FILED/CERT