

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

Send Tax Notice to:

Michael Kennedy

April Kennedy

925 5th Ave NW
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-six thousand and 00/100 Dollars (\$136,000.00) 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 Michael Kennedy, and April Kennedy, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of Hamlet Fourth Sector, as recorded in Map Book 9, Page 22, in the Probate Office of 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 Grantees herein assume and agree to pay.
3. Transmission line permits to Alabama Power Company as recorded in Deed Book 220, Page 329.
4. Restrictive covenants and conditions as set forth in Misc. Book 58, Page 117.
5. Easement to Alabama Power Company and South Central Bell Telephone Company recorded in Real Book 1, Page 352.
6. 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. 20090601000205240, in the Probate Office of Shelby County, Alabama.

\$ 133,530.00 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 5th day of December, 2009.

Fannie Mae a/k/a Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact

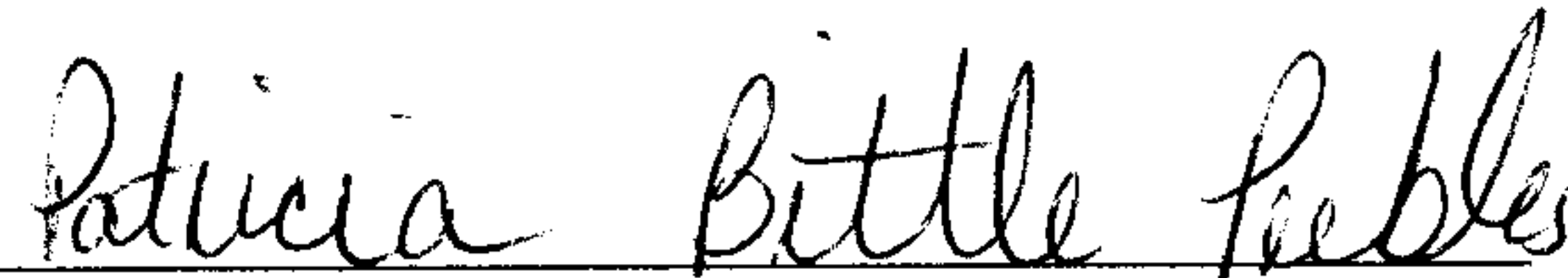
By: 
Its 

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 5th day of December, 2009.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 12, 2013

2009-001719

A090CT6