

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

Send Tax Notice to:
Samuel R. Hughes
Richelle G. Hughes
1155 Shelby Springs Road
Columbiana, AL 35051

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred six thousand nine hundred and 00/100 Dollars (\$206,900.00) 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 Samuel R. Hughes, and Richelle G. Hughes, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

A Parcel of land being part of lot 3 of Triple" M" Farm as recorded in the Office of the Judge of Probate for Shelby County, Alabama, Inst. No.1999-18647, and being situated in the Northeast Quarter of Southeast Quarter of Section 31, Township 21 South, Range 1 West, and being more particularly described as follows:

Beginning at a 1/2 inch rebar set at the Northeast corner of said Lot 3; thence along the Westerly right of way line of Shelby Springs Road with a curve turning to the left with an arc length of 535.28, feet, a radius of 5504.52 feet, and a chord bearing and distance of South 17 degrees 23 minutes 50 seconds West for 535.07 feet to a 1/2 inch rebar set; thence North 59 degrees 28 minutes 27 seconds West a distance of 351.85 feet to a point within an existing lake; thence North 10 degrees 45 minutes 37 seconds East a distance of 337.82 feet to a 1.2 inch rebar set on the North line of said Lot 3; thence North 90 degrees 00 minutes 00 seconds East, a distance of 400.00 feet to the point of Beginning.

According to the survey of Rodney Shiflett, dated August 14, 2003.

Also known as Lot 3A, according to a resubdivision of Lot 3, Triple "M" Farm as recorded in Map Book 32, Page 39, 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. Reciprocal agreement recorded in Instrument No. 20031024000712570.
4. Sewer agreement recorded in Instrument No. 2001-2524.
5. Notes, easements and buildings lines as shown on recorded map.
6. Mineral and mining rights recorded in Deed Book 171, Page 514 and Deed Book 154, Page 455.
7. Restrictions, limitations and conditions as set out in Map Book 25, Page 93.



8. 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. 20091014000388060, in the Probate Office of Shelby County, Alabama.

\$ 196,555.00 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 22nd day of December, 2009.

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

By: 

Its 

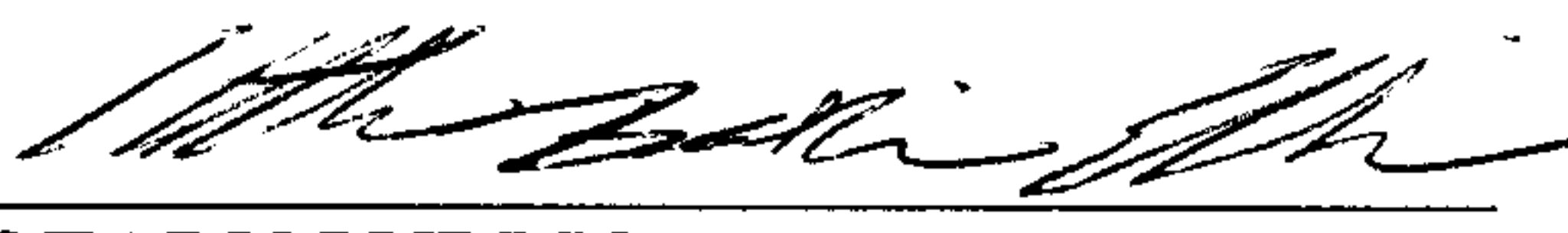
STATE OF ALABAMA

COUNTY OF JEFFERSON

State of Alabama
Deed Tax : \$10.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca B. Redmond, 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 22nd day of December, 2009.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-003497

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