

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

Send Tax Notice to:
Larry W. Owen

222 Farmingdale Trace
Harpersville, AL 35078

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-five thousand and 00/100 Dollars (\$145,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Larry W. Owen, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 52, according to the Map of Farmingdale Estates, Sector 3, as recorded in Map Book 37, Page 77, 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 Grantee herein assume and agree to pay.
3. Restrictive covenant recorded in Instrument No. 20021113000564690; Instrument No. 20041124000645860 corrected in Instrument No. 20041213000678530 and Instrument No. 20060908000444380.
4. Permits to Alabama Power Company recorded in Book 99, Page 387; Book 99, Page 391; Book 138, Page 80; Book 188, Page 546 and Book 241, Page 386.
5. Right of way granted to Shelby County recorded in Book 226, Page 501; Book 226, Page 503 and Book 226, Page 504.
6. Notes, easements and building lines as shown on recorded map.
7. Mineral and mining rights.
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. 20091104000412620, in the Probate Office of Shelby County, Alabama.

\$ 116,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

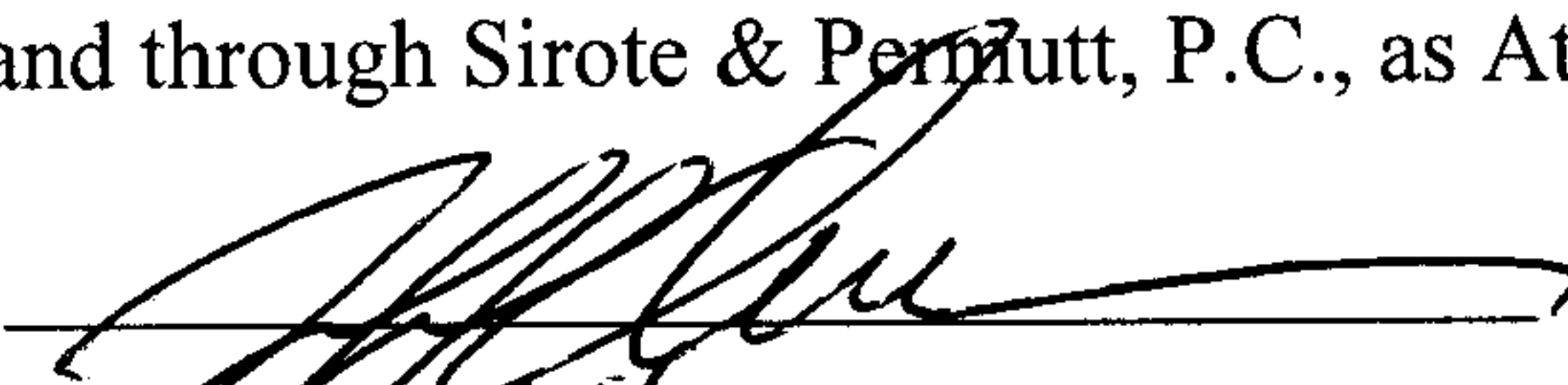

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 28th day of January, 2010.

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 28th day of January, 2010.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2009-003868

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A0912WR