

STATE OF ALABAMA )  
COUNTY OF SHELBY )

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That the undersigned, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by KENNETH A. CARLSON AND APRIL P. CARLSON, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said KENNETH A. CARLSON AND APRIL P. CARLSON, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION the following described real estate, lying and being in the County of SHELBY County, State of Alabama, to-wit:

Lot 23, according to the Survey of Perkins Landing Sectors 1 & 2, a condominium, as established by that certain Declaration of Condominium as recorded in Instrument 2000-24647 and first amendment recorded in Instrument 20040924000528930 and Articles of Incorporation of Perkins Landing Residential Association, Inc., as recorded in Instrument 2000-24648 in the Probate Office of Shelby County, Alabama together with an undivided interest in the common elements of Perkins Landing Sectors 1 & 2, a Condominium, as set out in the Declaration of Condominium and according to the survey of Perkins Landing Sectors 1 & 2, a Condominium, recorded in Map 27, Page 33 and that certain Resurvey of Lots 14, 15, 28, 29 and Common Area E as recorded in Map 27, Page 130 in the Probate Office of Shelby County, Alabama and that certain Resurvey of Lots 16, 17 and 18, according to the Final Plat of Perkins Landing Sectors 1 & 2, a Condominium, as recorded in Map Book 34, Page 6, in the Probate Office of Shelby County, Alabama.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT # 20091110000418570, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said KENNETH A. CARLSON AND APRIL P. CARLSON, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION. Said property being subject, however to ad valorem taxes due October 1, 2009; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of SHELBY County, Alabama.

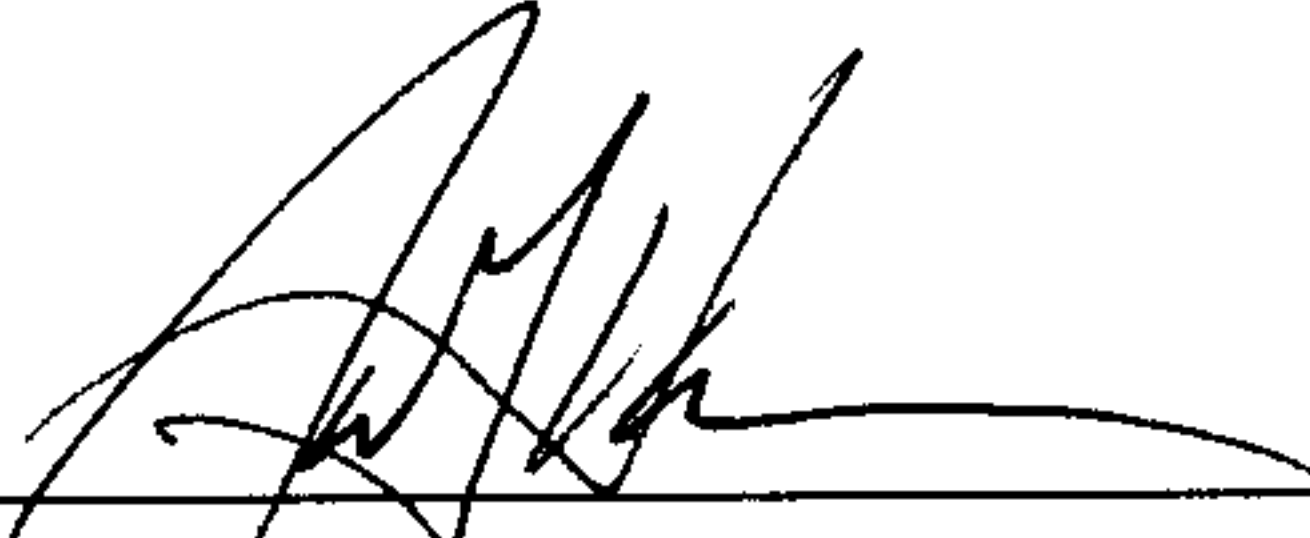
This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

A Purchase Money Mortgage in the amount of \$245,700.00 is filed herewith.  
IN WITNESS WHEREOF, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA has caused this instrument to be executed by its undersigned officer/authorized individual on this the 28<sup>th</sup> day of December, 2009.


Shelby County, AL 02/02/2010  
State of Alabama  
Deed Tax : \$27.50

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

BY: STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.  
ITS ATTORNEY IN FACT

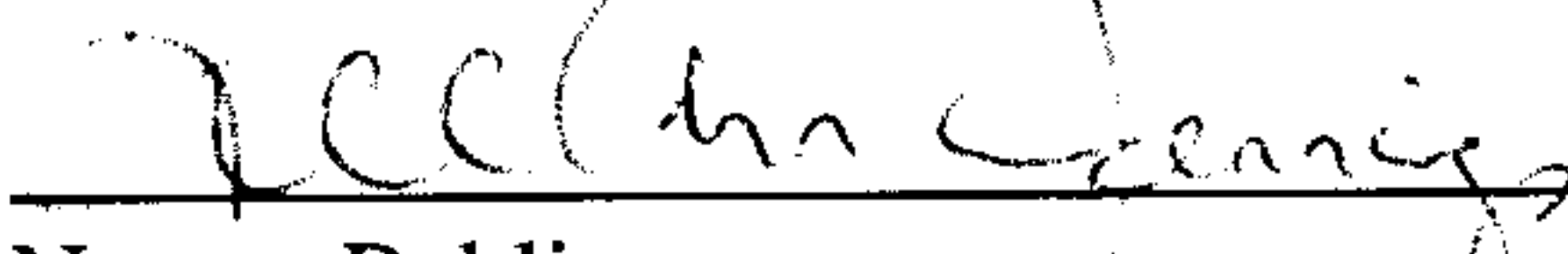
BY  (SEAL)  
Its Pres.

STATE OF ALABAMA     )  
   :  
COUNTY OF MADISON    )

  
20100202000031920 2/2 \$41.50  
Shelby Cnty Judge of Probate, AL  
02/02/2010 11:20:01 AM FILED/CERT

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, This instrument was acknowledge before me on 28<sup>th</sup> day of December, 2009 by James G. Harrison, authorized signer of STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C., as Attorney-in-Fact and/or agent of **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, on behalf of said federal chartered corporation organized and existing under the laws of the United States and 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as Attorney-in-Fact for **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**.

Given under my hand and seal this the 28<sup>th</sup> day of December, 2009.

 (SEAL)  
Notary Public:  
My Commission Expires: 10/15/2011

POA recorded in Jefferson County in Book 200903, Page 8525

This instrument was prepared by:  
JAMES G. HARRISON  
Stephens, Millirons, Harrison & Gammons  
2430 L&N Drive, Huntsville, AL 35801  
Re:127 Perkins Pointe, Columbiana, AL