

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

Send Tax Notice to:
Diane Hamm
Thomas Hamm
213 Stonebrook Lane
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-three thousand nine hundred and 00/100 Dollars (\$63,900.00) 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 Diane Hamm, and Thomas Hamm, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26, according to a resurvey of Lots 1 through 64, 89 through 104 and A through C, of Applegate Manor, as recorded in Map Book 10, Pages 25, 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. Easements to Southern Natural Gas as recorded in Deed Book 99, Page 408; Deed Book 213, Page 128; Deed Book 213, Page 130; Deed Book 213, Page 132 and Deed Book 213, Page 134.
4. Easements to Plantation Pipe Line Company as recorded in Deed Book 217, Page 247; Deed Book 212, Page 621 and Deed Book 212, Page 627.
5. Easement to South Central Bell as recorded in Deed Book 337, Page 235.
6. Right of Way to Shelby County as recorded in Deed Book 280, Page 330.
7. Transmission line permit to Alabama Power Company as recorded in Real Book 59, Page 376.
8. Restrictive covenants as recorded in Real Book 60, Page 748; Real Book 63, Page 634 and amended in Real Book 125, Page 299.
9. Agreement with Alabama Power Company as recorded in Real Book 60, Page 745.
10. Reservation of mineral and mining rights in the instrument recorded in Real Book 177, Page 946, together with the appurtenant rights to use the surface. The Company makes no representation as to the present ownership of this interest.
11. 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. 20091207000448570, in the Probate Office of Shelby County, Alabama.

\$ 51,120.00 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.

Shelby County, AL 02/18/2010

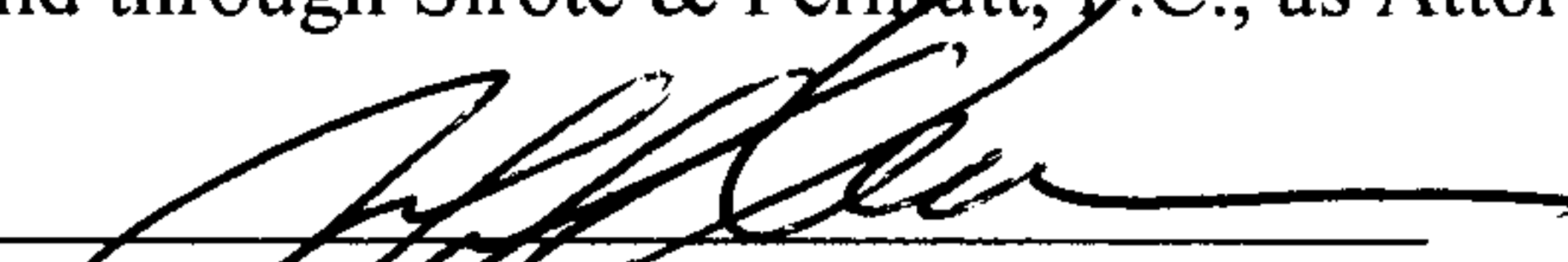
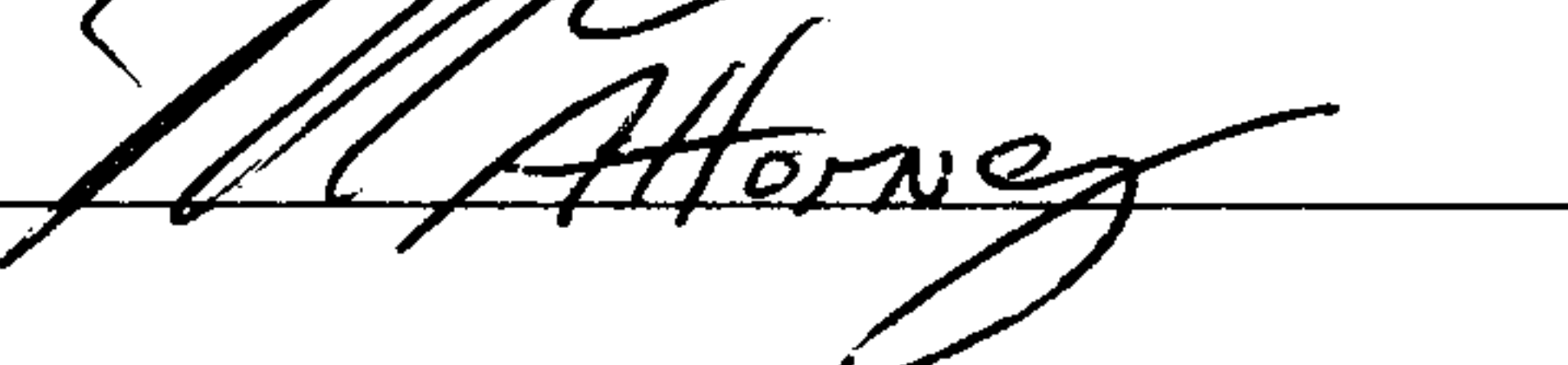
State of Alabama

Deed Tax : \$13.00



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 29th 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/~~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 29th day of January, 2010.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2009-004333

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