

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

Send Tax Notice to:  
Michael Alan Stewart

3024 Highway 25  
Montevallo, AL 35115

**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 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Michael Alan Stewart, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Northwest Quarter of Section 9, Township 24 North, Range 12 East, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 9; thence in an Easterly direction, along the South line of said quarter-quarter Section 30 feet to a point on the Southeast right of way line of the Old Montevallo-Wilton Road; thence 47 degrees 55 minutes left, in a Northeasterly direction along said right of way line 1840.40 feet; thence 77 degrees 30 minutes right in a Southeasterly direction 164.40 feet to the Point of Beginning; thence continue along last described course a distance of 255.60 feet; thence 77 degrees 30 minutes left in a Northeasterly direction 320.0 feet; thence 102 degrees 30 minutes left in a Northwesterly direction 406.72 feet to a point on the Southeast right of way line of right of way line of Alabama Highway 25; thence 77 degrees 30 minutes left in a Southwesterly direction along said right of way line 291.0 feet; thence 91 degrees 27 minutes 14 seconds left in a Southeasterly direction, 147.58 feet to the Point of Beginning. According to the Survey of Johnye Horton, dated February 12, 1981. Less and Except, property described in deed recorded in Deed Book 332, Page 979, 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. Mineral and mining rights.
4. 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. 20091125000437560, in the Probate Office of Shelby County, Alabama.

\$ 62,742.00 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.

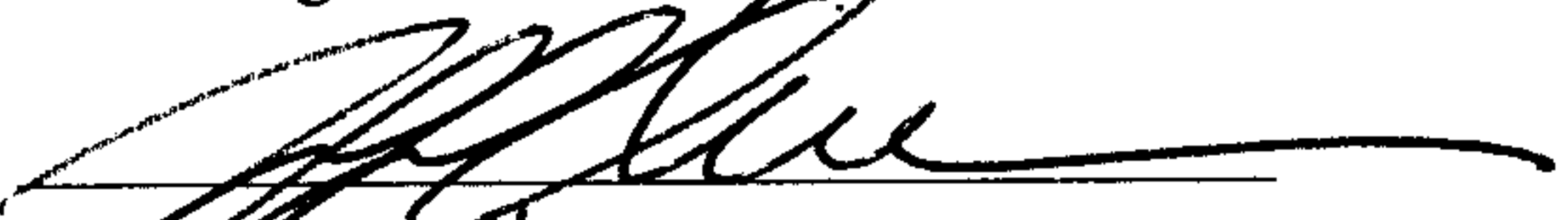

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



20100308000067310 2/2 \$15.50  
Shelby Cnty Judge of Probate, AL  
03/08/2010 04:02:16 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 18th day of February, 2010.

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

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 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, 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 18th day of February, 2010.

  
NOTARY PUBLIC  
My Commission expires: **MY COMMISSION EXPIRES JANUARY 14, 2014**  
AFFIX SEAL

Deed Tax : \$1.50

2009-004296

A0916WJ