

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

Send Tax Notice to:
Bridget Harrelson

25 Lodge Drive
Montevallo, AL 35115

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-three thousand nine hundred and 00/100 Dollars (\$53,900.00) 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 Bridget Harrelson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Southeast corner of the SE 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 3 West; thence run North along the East line of the SE 1/4 of the NE 1/4 for 111.46 feet; thence turn an angle to the left of 93 degrees 56 minutes 51 seconds and run West for 211.26 feet; thence turn an angle to the left of 94 degrees 29 minutes 11 seconds and run South 59.34 feet; thence turn an angle to the left of 86 degrees 01 minutes 01 seconds and run East for 60.01 feet; thence turn an angle to the right of 85 degrees 56 minutes 55 seconds and run South for 48.85 feet to a point on the North Right of Way of Shelby County Highway No. 22; thence turn an angle to the left of 89 degrees 43 minutes 51 seconds and run East along the North Right of Way for 142.72 feet to the point of beginning.

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. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
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. 20091118000428920, in the Probate Office of Shelby County, Alabama.

\$ 56,933.00 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 4th day of March, 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 4th day of March, 2010.

Patricia Bettie Rebbles

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-004107

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A0915ZC