

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

Send Tax Notice to:  
Ryan M. Doege  
Christina H. Doege  
585 Southern Hills Drive  
Calera, AL 35040

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-five thousand and 00/100 Dollars (\$75,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Ryan M. Doege, and Christina H. Doege, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 34, according to the Map of Southern Hills, as recorded in Map Book 7, Page 72, in the Office of the Judge of Probate 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. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 114, Page 432, in the Probate Office of Shelby County, Alabama.
4. Transmission line permits to Alabama Power Company as recorded in Deed Book 103, Page 171; Deed Book 220, Page 46 and Deed Book 220, Page 40.
5. Subject to covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the documents recorded in Misc. Book 25, Page 684, in the Probate Office of Shelby County, Alabama.
6. Permit to Alabama Power Company and South Central Bell as recorded in Deed Book 315, Page 215.
7. 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. 20091117000427660, in the Probate Office of Shelby County, Alabama.

\$ 67,500.00 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.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20th day of April, 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

Deed Tax : \$75.00

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 20th day of April, 2010.

Patricia Bittle Peebles  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 12, 2013

2009-004066

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