

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

Send Tax Notice to:
Amber D. Coleman

*108 Braxton Way
Pelham, AL 35124*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-eight thousand and 00/100 Dollars (\$138,000.00) 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 Amber D. Coleman, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 99 according to the map and survey of Stratford Place Phase I Final Plat as recorded in Map Book 11 Page 124 and corrected map recorded in Map Book 12 Page 38 as recorded 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 101 Page 551 and Real Volume 127, Page 63.
4. Easement/right-of-way to City of Pelham as recorded in Book 111 Page 673.
5. Restrictions appearing of record in Real Volume 186, Page 194, amended in Real Volume 192, Page 348 and Real Volume 246, Page 513 and Instrument No. 20040813000454500.
6. Title to all minerals within and underlying the premises together with all 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 6, Page 22.
7. Agreement with Alabama Power Company from Underground Residential Distribution as shown by instrument recorded in Real Volume 184, Page 515.
8. Terms agreements and right of way to Alabama Power Company as recorded in Real Volume 181, Page 68.
9. Covenant releasing predecessor in title from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property as shown by instrument recorded in Real Volume 172, Page 412.
10. 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. 20100122000022150, in the Probate Office of Shelby County, Alabama.

\$ 135,500.00 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 14th day of April, 2010.

Fannie Mae aka Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact

By: 

Its 

Shelby County, AL 05/03/2010

State of Alabama

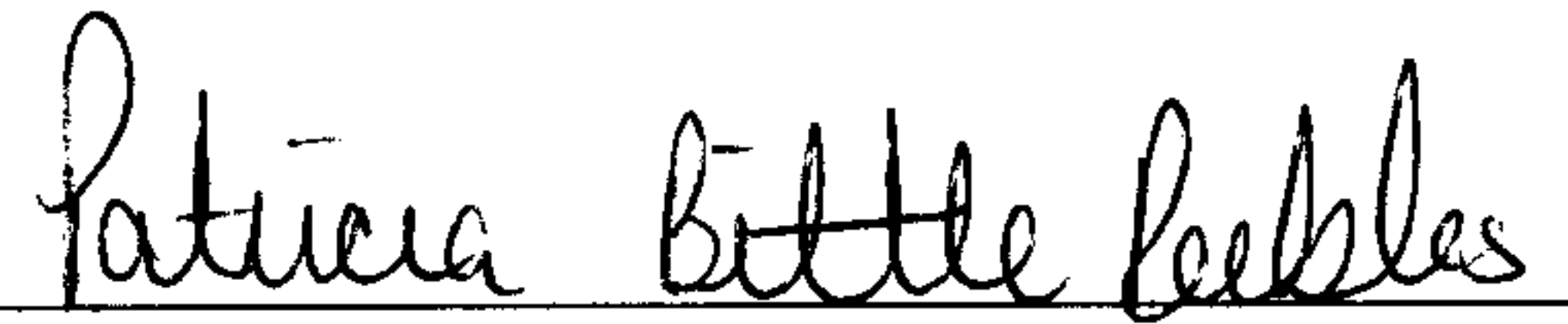
Deed Tax : \$2.50

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caroline E. Walker, 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, her, 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 14th day of April, 2010.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 12, 2013

2010-000314

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