



20100504000137400 1/2 \$21.50
Shelby Cnty Judge of Probate, AL
05/04/2010 01:23:25 PM FILED/CERT

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

Send Tax Notice to:
Edward B. Rhodes

935 OLD CAHABA DRIVE
HELENA, ALABAMA 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred thirty-four thousand four hundred and 00/100 Dollars (\$234,400.00) 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 Edward B. Rhodes, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1315 according to the survey of Old Cahaba Phase IV as recorded in Map Book 33 at Page 80 in the Office of 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 Grantee herein assume and agree to pay.
3. Subject to matters shown on recorded map book 33, Page 80
4. Title to that portion of insured premises lying below the mean high water mark of Cahaba River.
5. Riparian and littoral rights incident to insured premises.
6. Rights of third parties, including the public at large with respect to any portion of the property located in a public right of way, if any.
7. Title to all minerals, oil and gas within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as reserved in Book 15, Page 415, Book 61, Page 164, Book 133, Page 277 and Book 321, Page 629
8. 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. 20091118000428760, in the Probate Office of Shelby County, Alabama.

\$ 227,368.00 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.



Shelby County, AL 05/04/2010
State of Alabama
Deed Tax : \$7.50

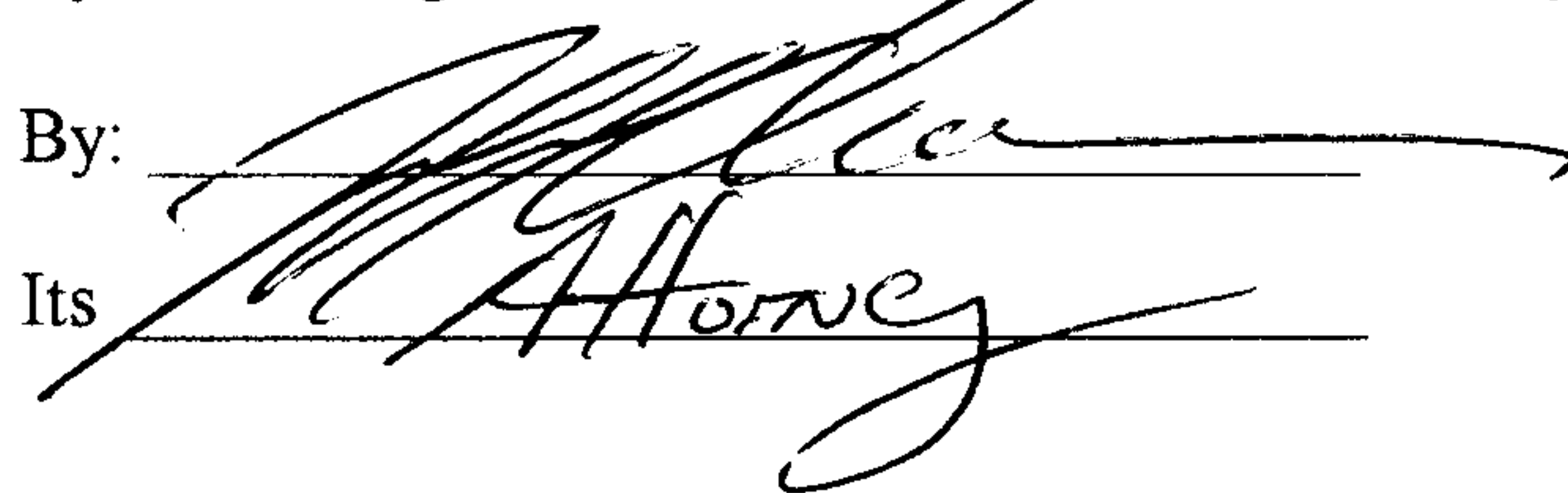
TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20th day of April, 2010.

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

By:

Its

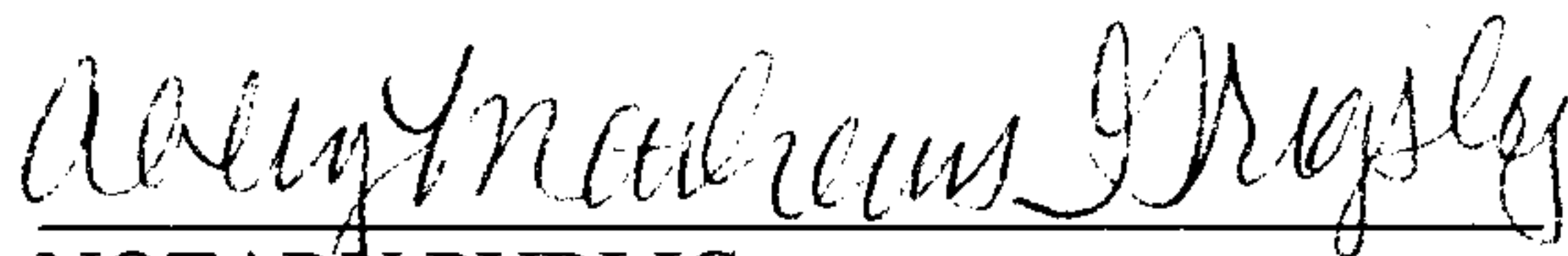


STATE OF ALABAMA

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 20th day of April, 2010.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL MY COMMISSION EXPIRES JANUARY 14, 2014

2009-004150

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