

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

Send Tax Notice to:  
Frank Lay  
Tammy Nelson Lay  
1064 Southlake Cove  
Hoover, AL 35244

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred sixty-nine thousand nine hundred and 00/100 Dollars (\$269,900.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Frank Lay, and Tammy Nelson Lay, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 51, according to the Survey of Southlake Cove, as recorded in Map Book 12, Page 98, in the Probate Office of Shelby, 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. Easement/right-of-way to Alabama Power Company as recorded in Book 230 Page 795.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 160, Page 495 and Map Book 12, Page 98.
5. Agreement with Alabama Power Company as to underground cables recorded in Real 215, Page 521 and Real 290, Page 996 and covenants pertaining thereto recorded in Real 215, Page 504.
6. Notice to Permitted Land Uses recorded in Real 160, Page 492.
7. Restrictions as shown on recorded plat.
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. 20091123000435250, in the Probate Office of Shelby County, Alabama.

\$ 261,803.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

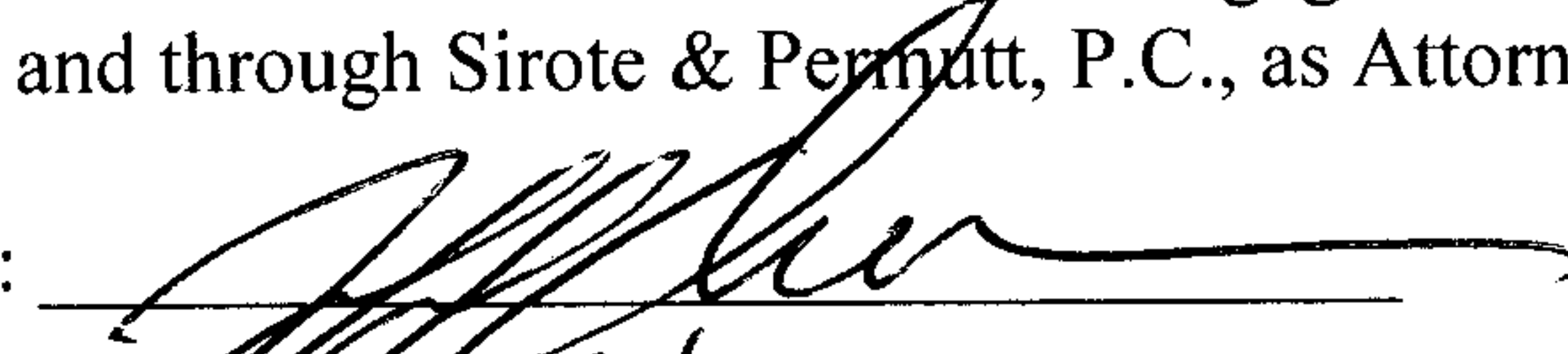
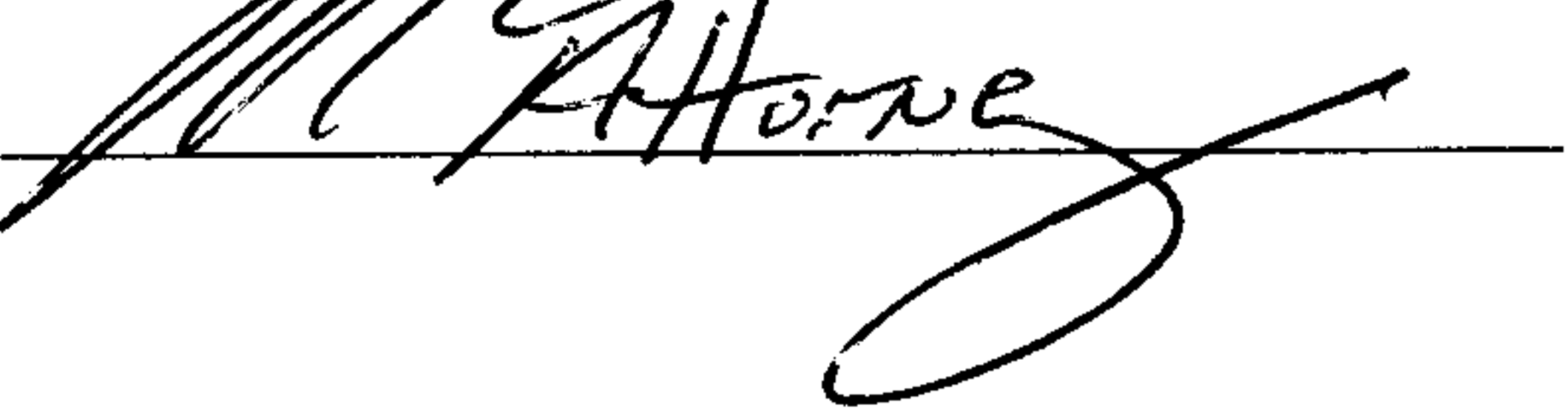
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

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 25th day of May, 2010.

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

By:   
Its 

STATE OF ALABAMA

State of Alabama  
Deed Tax : \$8.50

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 25th day of May, 2010.

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

2009-004529

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