

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

Send Tax Notice to:
Brian Sherrill

1242 Village Trail
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred five thousand seven hundred eighty and 00/100 Dollars (\$105,780.00) 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 Brian Sherrill, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 84, according to the Survey of Final Plat of Waterford Village Sector 5, Phase 2, as recorded in Map Book 36, Page 47, 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 and Southern Bell Telephone and Telegraph Company as recorded in Book 2300 Page 867.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 2877 Page 403; Book 4156, Page 394 and Book 4220, Page 9.
5. Easement/right-of-way to Alabama Power Company as recorded in Instrument No. 2005-56363 and Instrument No. 2005-56420.
6. Easement of undetermined width on the front of subject property as shown on recorded map
7. 8 Foot Easement of the North, as shown on recorded map
8. 15-Foot Easement to South side, as shown on recorded map
9. Restrictive covenants, as set forth in Instrument No. 2005-59712.
10. Right of way to Gulf States Paper Corporation, as recorded in Instrument No. 2006-14603.
11. 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. 20100315000074330, in the Probate Office of Shelby County, Alabama.

\$ 104,373.60 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.

Deed Tax : \$1.50



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 11th day of June, 2010.

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


By:

Its


Attorney

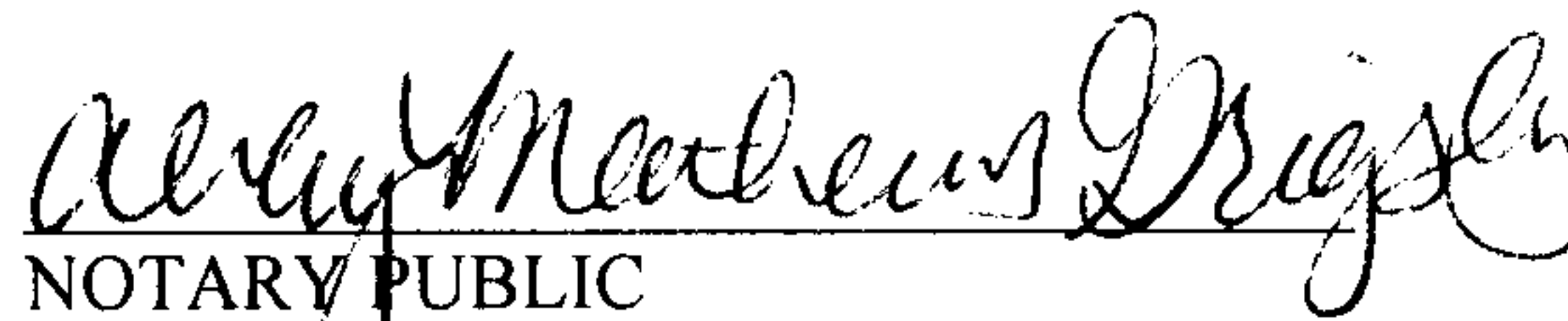
STATE OF ALABAMA

COUNTY OF JEFFERSON


20100617000193270 2/2 \$15.50
Shelby Cnty Judge of Probate, AL
06/17/2010 01:34:53 PM FILED/CERT

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 11th day of June, 2010.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2010-001955

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