

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

Send Tax Notice to:
Bradley Green
Oscar Thomas Gamble IV
5472 Woodford Drive
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred fifty thousand and 00/100 Dollars (\$250,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Bradley Green, and Oscar Thomas Gamble IV, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, in Block 6, According to the Amended Map of Woodford, as recorded in Map Book 8, Page 51 A, B, C and D, 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 Grantees herein assume and agree to pay.
3. Mineral and mining rights as recorded in Book 48 Page 372; Deed Book 304, Page 756; Deed Book 48, Page 372; Deed Book 80, Page 575 and Deed Book 64, Page 267.
4. Covenants, conditions and restrictions recorded in Misc. Book 38, Page 380.
5. Transmission line permit to Alabama Power Company recorded in Deed Book 331, Page 845; Deed Book 365, Page 819 and Deed Book 360, Page 23.
6. Agreement with Alabama Power Company recorded in Misc. Book 38, Page 455.
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. 20100211000041790, in the Probate Office of Shelby County, Alabama.

\$ 240,287.00 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.



20100618000194870 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
06/18/2010 01:22:11 PM FILED/CERT

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

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

By: 

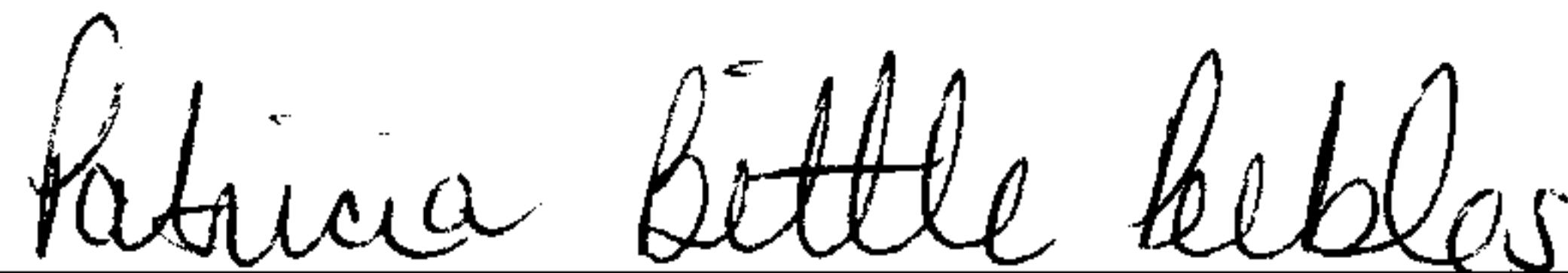
Its 

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that 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 June, 2010.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-000992

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A100632