

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

Send Tax Notice to:
Patsy A. Brasher

2526 Tahiti Lane
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred five thousand five hundred and 00/100 Dollars (\$105,500.00) 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 Patsy A. Brasher, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, in Block 5, according to the Survey of Southwind, Second Sector, as recorded in Map Book 6, Page 106 A and B, in the Office of the 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. Easement/right-of-way to Alabama Power Company as recorded in Book 302 Page 78.
4. Building setback line of 55 feet reserved from Tahiti Lane as shown by plat.
5. Public utility easements as shown by recorded plat, including 10 feet on the Westerly side of lot.
6. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 16, Page 673 in Probate Office.
7. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 17, Page 394 and covenants pertaining thereto recorded in Misc. Book 17, Page 397 in Probate Office.
8. Mislocation of fence as shown in Survey by Amos Cory dated 11/1/88.
9. Drive and fence mislocated into easement as shown in Survey by Amos Cory dated 11/1/88.
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. 20100122000022120, in the Probate Office of Shelby County, Alabama.

\$ 104,097.00 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 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.

Patricia Battle Pebles

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

State of Alabama
Deed Tax : \$1.50

2010-000319

MY COMMISSION EXPIRES NOVEMBER 12, 2013

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