

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

Send Tax Notice to:
David Payne

44 Beech Circle
Chelsea, AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred sixty-six thousand and 00/100 Dollars (\$266,000.00) to the undersigned, Fannie Mae a/k/a 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 David Payne, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, 14 & 15, according to the Map and Survey of Yellowleaf Ridge Estates, as recorded in Map Book 18, Page 127, 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. Restrictions, public utility easements, and setback lines as shown on recorded map of said subdivision.
4. Declaration of Protective Covenants as recorded in Instrument # 1994-24553.
5. Transmission line permits to Alabama Power Company as recorded in Deed Book 102, Page 157; Deed Book 142, Page 246 and Deed Book 306, Page 398.
6. Right of way to Shelby County as recorded in Deed Book 135, Page 424.
7. Oil, gas and minerals and all other subsurface interests in, to or under the land herein described.
8. Restrictive covenants and easements with Alabama Power Company in Book 1995, Page 12826.
9. 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. 20091216000460710, in the Probate Office of Shelby County, Alabama.

\$ 271,428.00 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.



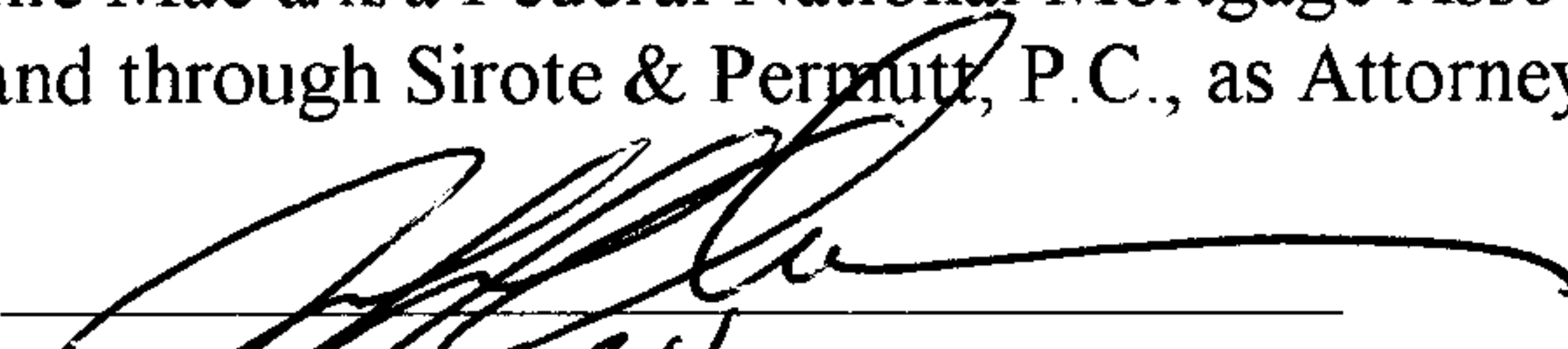
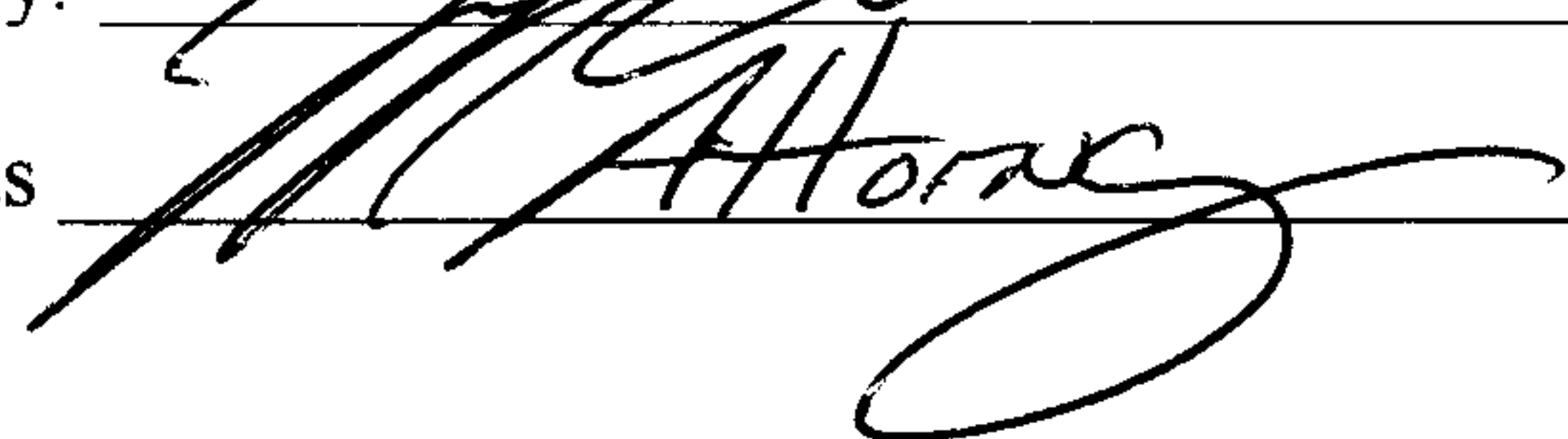


20100623000199610 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/23/2010 02:45:43 PM FILED/CERT

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 13th day of May, 2010.

Fannie Mae a/k/a 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 a/k/a 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 13th day of May, 2010.


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

2009-004549

A091BXF