

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

Send Tax Notice to:  
Justin Geissler

768 Crosscut Road  
Alabaster, AL. 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three hundred thirty-three thousand four hundred fifty-six and 00/100 Dollars (\$333,456.00) 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 Justin Geissler, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2 according to the survey of Camp Branch, Third Addition as recorded in Map Book 14, Page 101, Shelby County, Alabama records.

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. Easements and building lines as shown on recording map.
4. Restrictions as shown on recorded map.
5. Mineral and mining rights.
6. Restrictions recorded in deed in Book 321, Page 803.
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. 20100225000056730, in the Probate Office of Shelby County, Alabama.

\$250,092.00 \* of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

\*\$33,345.00 2nd mortgage filed 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 29th 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 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 29th day of June, 2010.

*Ally Mathews Drigley*  
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL  
MY COMMISSION EXPIRES JANUARY 14, 2014

2010-001956

A100BPJ