

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

Send Tax Notice to:
Regina Osbourn

22 CAMELIA ST
HARPERSVILLE AL 35078

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-three thousand and 00/100 Dollars (\$63,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Regina Osbourn, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the Southeast 1/4 of Northwest 1/4 of Section 34, Township 19, Range 2 East, and run South 87 degrees 30 minutes West for 229.83 feet to the Easterly right of way line of U.S. Highway No. 280, and run North 56 degrees 20 minutes West along said right of way line for a distance of 1968.00 feet to the intersection of the Easterly right of way line of said highway with the Easterly line of Chancellor's Ferry Road; thence run along the Easterly line of said road North 36 degrees 15 minutes West for a distance of 151.18 feet to the point of beginning, said point being the West-most corner of a lot being conveyed to Ocie L. McCall; thence North 33 degrees 40 minutes East for a distance of 214.48 feet; thence North 73 degrees 10 minutes East for a distance of 17.60 feet; thence North 16 degrees 46 minutes East for a distance of 25.44 feet; thence North 28 degrees 21 minutes West for a distance of 56.92 feet; thence turn an angle of 105 degrees 20 minutes to the left and run in a Southwesterly direction for a distance of 248.67 feet to the Easterly right of way line of Chancellor's Ferry Road; thence South 36 degrees 15 minutes East for a distance of 107.61 feet to the point of beginning.

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. Mineral and mining rights.
4. 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. 20100304000063200, in the Probate Office of Shelby County, Alabama.

\$ 62,500.00 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 27th day of August, 2010.

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

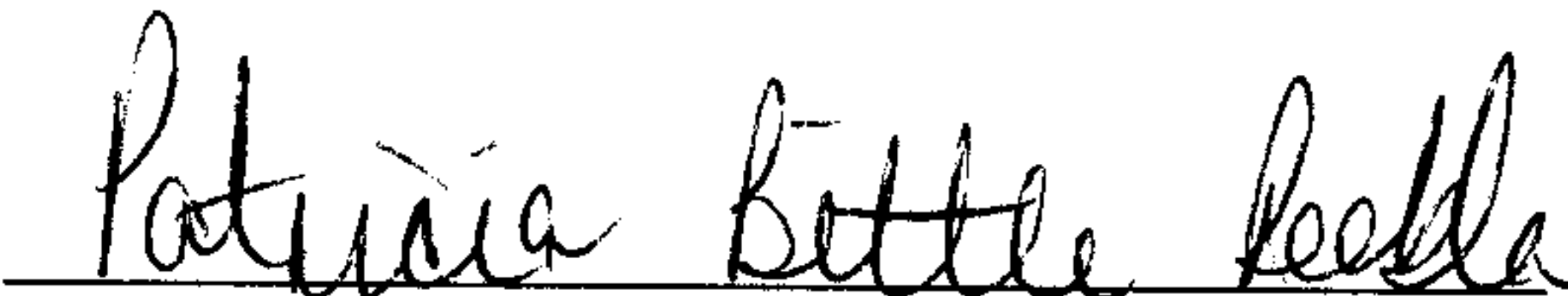
By: 
Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON

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 27th day of August, 2010.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2010-001226

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A100CJ5

Deed Tax : \$63.00