

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

Send Tax Notice to:  
Joshua P. Currey

208 Nottingham Dr  
Calera, AL 35040

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-five thousand and 00/100 Dollars (\$125,000.00) 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 Joshua P. Currey, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 42, according to the Final Plat Nottingham, Phase 1, as recorded in Map Book 28 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. Easement/right-of-way to Alabama Power Company as recorded in Instrument No. 2002-6364.
4. Easement/right-of-way to Southern Natural Gas as recorded in Book 90 Page 241.
5. Easements and building lines as shown on recorded map.
6. Restrictions recorded in Instrument No. 2002-11100.
7. Transmission line permits to Alabama Power Company recorded in Book 103, Page 170; Book 205, Page 674; Book 198, Page 478 and Book 177, Page 493.
8. 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. 20091201000442030, in the Probate Office of Shelby County, Alabama.

\$125,000.00 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.





20101001000323850 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
10/01/2010 11:28:36 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 28th day of September, 2010.

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

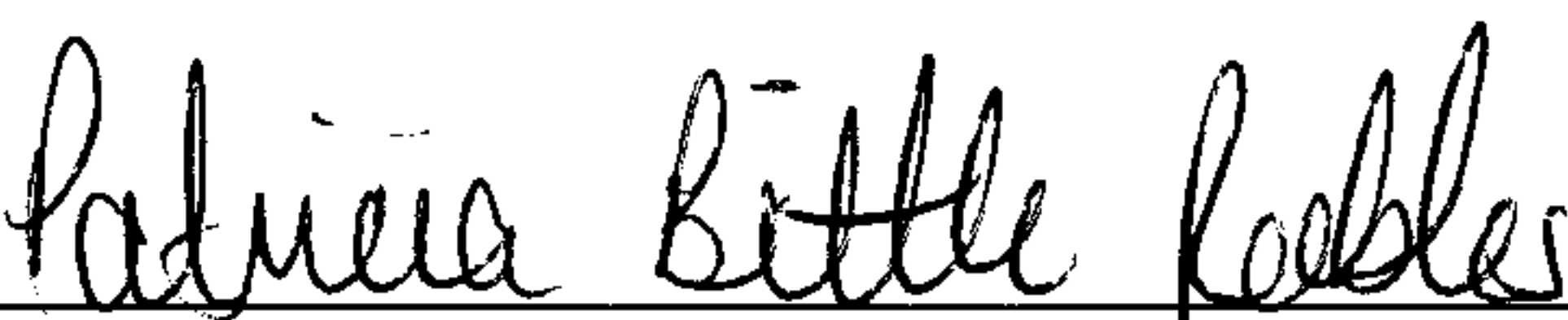
By:   
Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca B. Redmond, 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, she, 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 28th day of September, 2010.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 12, 2013

2010-002012

A0916D0