

Reli, Inc.  
the TITLE and CLOSING PROFESSIONALS

3595 Grandview Parkway, Suite 600

Send Tax Notice to Birmingham, AL 35243

C. Peter Lloyd

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

405 Meadowlark Place  
Auburn, AL 36807

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty thousand and 00/100 Dollars (\$60,000.00) 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 C. Peter Lloyd, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, in Block 4, according to the Survey of Willow Glen, as recorded in Map Book 7, Page 101, 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 101 Page 80.
4. Easement/right-of-way to Alabama Power Company and South Central Bell as recorded in Book 316 Page 804.
5. Restrictive covenants recorded in Book 28, Page 194
6. Transmission line permit to Alabama Power Company recorded in Book 172, Page 549
7. Subdivision agreement and limitations recorded in Book 25, Page 830
8. Encroachment of fence over the South line of subject property.
9. Mineral and mining rights
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. 20091021000396160, in the Probate Office of Shelby County, Alabama.

\$ 68,764.00 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.





20101018000347360 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
10/18/2010 02:11:30 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 October, 2010.

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

By: 

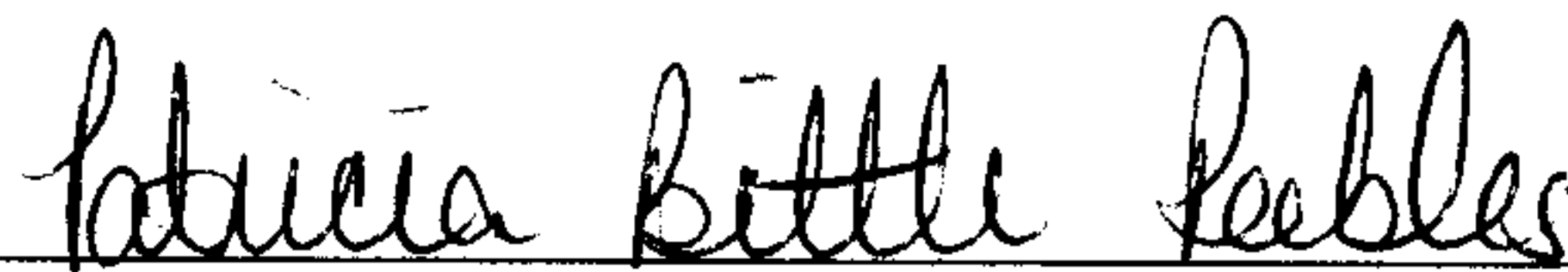
Its Attorney

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 13th day of October, 2010.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 12, 2013

2010-001146

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