

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

Send Tax Notice to:
Brandy Bridgmon

785 Reach Crest
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-six thousand and 00/100 Dollars (\$126,000.00) 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 Brandy Bridgmon, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 71 according to the final record plat of Narrows Reach, Phase II, Map Book 30, Page 58 A and B in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the common areas as more particularly described in the Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded in Instrument Number 2000-9755 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.20040910000406360..
4. Transmission line permits to Alabama Power Company as shown by instrument recorded in Deed 109, Page 70 and Deed 145, Page 22.
5. Easements, restrictions covenants agreements and all other terms and restrictions recorded in Instrument No. 2000-9755; First Amendment recorded as Instrument No. 2000-17136; 2nd Amendment recorded as instrument No. 2000-36696; 3rd Amendment recorded in Instrument 2001-38328; Instrument 20020905000424080 and Instrument No. 2002107000508250.
6. Natural Gas Supply Easement to Alabama Natural Gas Corporation as recorded in Instrument 2000-1818.
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. 20100329000093270, in the Probate Office of Shelby County, Alabama.





20101110000376730 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
11/10/2010 12:39:30 PM FILED/CERT

\$ 124,325.00 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 4th day of November, 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
Deed Tax : \$2.00

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 4th day of November, 2010.


NOTARY PUBLIC
My Commission Expires JANUARY 14, 2014
AFFIX SEAL

2010-001660

A100KYG