

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

Send Tax Notice to:
Micheal S. Foster
Holli Foster
61 Woodbury Drive
Sterrett, AL 35147

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred seventy thousand and 00/100 Dollars (\$170,000.00) to the undersigned, Fannie Mae a/k/a 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Micheal S. Foster, and Holli Foster, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 809, according to the Survey of Forest Parks, 8th Sector, Phase 1, as recorded in Map Book 25, Page 130 and Instrument Number 1999-28778, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 236 Page 829; Volume 139, page 127; Volume 133, page 210; Volume 31, page 255; Volume 126, page 191; Volume 126, page 192; Volume 126, page 323; and Volume 124, page 519.
4. Easement/right-of-way to Shelby County as recorded in Book 228 Page 341 and Volume 228 page 339.
5. Mineral and mining rights as recorded in Book (Volume)53 Page 262.
6. Agreement recorded in Volume 334, page 585.
7. Oil, gas and mineral lease recorded in Volume 322, apge 986; Real 50, page 716; Real 50, page 712; Real 50, page 720; Real 50, page 724; Real 50, page 965; Real 50, page 969; Real 40, page 977; Real 50, page 973
8. Restrictions as shown on recorded plat.
9. 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. 20100825000272630, in the Probate Office of Shelby County, Alabama.

\$ 183,655.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

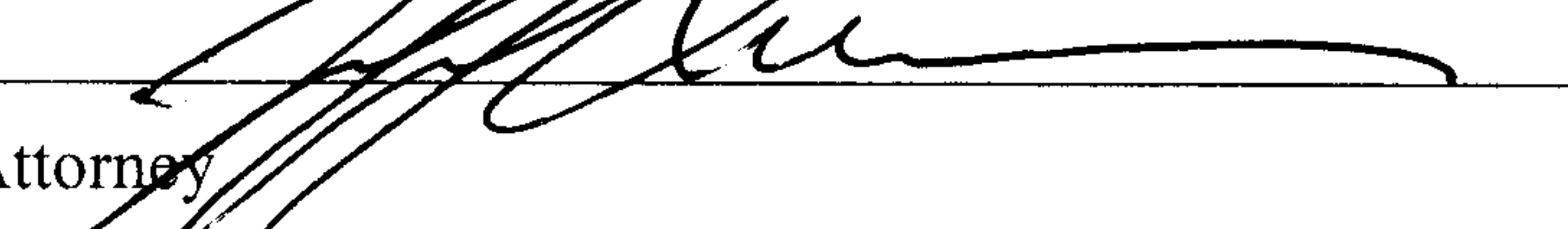


This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 28th 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 Jeff G. Underwood, whose name as Attorney of Sirote & Permutt, P.C., as Attorney in Fact for Fannie Mae a/k/a 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 28th day of October, 2010.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL MY COMMISSION EXPIRES JANUARY 14, 2014

2010-004507

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