

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

Send Tax Notice to:
Sherry Harbin

387 S. Holland Lakes DR
Pelham AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred fifty-five thousand and 00/100 Dollars (\$155,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Sherry Harbin, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 122, according to the subdivision plat of Holland Lakes, Sector 1, as recorded in Map Book 34, Page 85 in the Probate Office of Shelby County, Alabama; being situated in 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. Restrictive covenants, Easements, and buildings lines, shown by map.
4. Right of way to Southern Natural Gas as recorded in Deed Book 90, pages 281 and 461 in said Probate Office.
5. Easement to Postal Telegraph Cable Company as recorded in Deed Book 90, pages 36 and 40 in said probate Office.
6. Easement to AT&T as recorded in Deed Book 168, page 476 in said Probate Office.
7. Title to all oil, gas and minerals within the underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to person or property as a result of the excersice of such rights as recorded in Deed Book 303, page 226 in said Probate Office.
8. Agreement for water line easement as set out in Instrument No. 1993-22320 in said Probate Office
9. Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 113, Page 52; Deed Book 113, page 95; Deed Book 107, page 533; Deed Book 102, page 205; Deed Book 141, page 506; Deed Book 170, page 262; Deed Book 55, page 454 and Deed Book 92, page 437 in said Probate Office.
10. Right of way to Shelby County as recorded as recorded in Deed Book 167, page 462, 465 and 467; Deed Book 169, page 59; Deed Book 271, page 748; Deed Book 256, page 868; and Deed Book 102, page 419 in said Probate Office.
11. Right of Way to Colonial Pipeline as recorded in Deed Book 269, page 203 in said Probate Office.
12. Easement to City of Pelham as recorded in Deed Book 337, page 525 in said Probate Office
13. Riparian and other rights created by the fact that subject property lies adjacent to Buck Creek
14. Less and excepty any portion lying within Buck Creek
15. Easement to City of Pelham for sewer as recorded in Instrument No. 1999, Page 18787 in said Probate Office
16. Easement to South Central Bell Telephone Company as recorded in Real Book 20, page 150 in said Probate Office
17. Restrictive covenants and grant of land easement to Alabama Power Company as recorded in Instrument No. 20040910000506170 in said Probate Office.
18. Restrictive Covenants; Instrument No. 20050425000196100.



19. 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. 20100716000227170, in the Probate Office of Shelby County, Alabama.

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 16th 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

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 16th day of November, 2010.

Patricia Little Lyles
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 12, 2013

2010-003903

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