

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

Send Tax Notice to:
Arthur A. Smith

5433 Hickory Ridge Dr.
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred fifty-six thousand nine hundred and 00/100 Dollars (\$256,900.00) 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 Arthur A. Smith, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 85, according to the Survey of Amended Map of Hickory Ridge, as recorded in Map Book 11, Page 79, 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 Book 139 Page 140; Real 158 page 723 and Real 167 page 406.
4. Easement/right-of-way to The Water Works and Sewer Board of the City of Birmingham as recorded in Book 144 Page 878.
5. Restrictive covenant as recorded in Book 153 Page 992.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
7. Recorded subdivision map(s), as recorded in Map Book 11, Page 79, contains on the face of same a statement pertaining to natural lime sinks.
8. Release of damages recorded in Real 108 page 150.
9. Agreement with Alabama Power Company as recorded in Real 158 page 720.
10. Geotechnically repaired sinkhole adjacent to the South side of said lot as shown on map, and restrictions as to 50 foot residential building set back line from said sinkhole, as shown on record map.
11. Restrictions as shown on recorded plat.
12. 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. 20100923000312480, in the Probate Office of Shelby County, Alabama.

\$ 250,387.00 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 17th 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 17th day of November, 2010.

Patricia Bittle Reebles

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-004796

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A1027RJ