

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

Send Tax Notice to:  
Samuel R. Stanley Jr.  
Cynthia C. Stanley  
*3065 Brookhill Drive*  
*Birmingham, AL 35242*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of Two hundred thirty-nine thousand nine hundred and 00/100 Dollars (\$239,900.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Samuel R. Stanley Jr., and Cynthia C. Stanley, (herein referred to as Grantees), the following described real estate situated in ~~Jefferson~~ County, Alabama, to-wit:

*Jeff Shelby*

Lot 18 according to the Survey of Meadow Brook, 16th Sector, 1st Phase, as recorded in Map Book 9, Page 143 A and B, in the Office of the Judge of Probate of Shelby County, Alabama, with the appurtenances thereto.

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. Notes, easements and building lines as shown on recorded map
4. Mineral and mining rights
5. Restrictions recorded in Book 66, Page 318.
6. 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. 20100428000129820, in the Probate Office of Jefferson County, Alabama.

\$ 191,900<sup>00</sup> 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, their heirs and assigns, forever.



20101130000400920 1/2 \$63.00  
Shelby Cnty Judge of Probate, AL  
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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

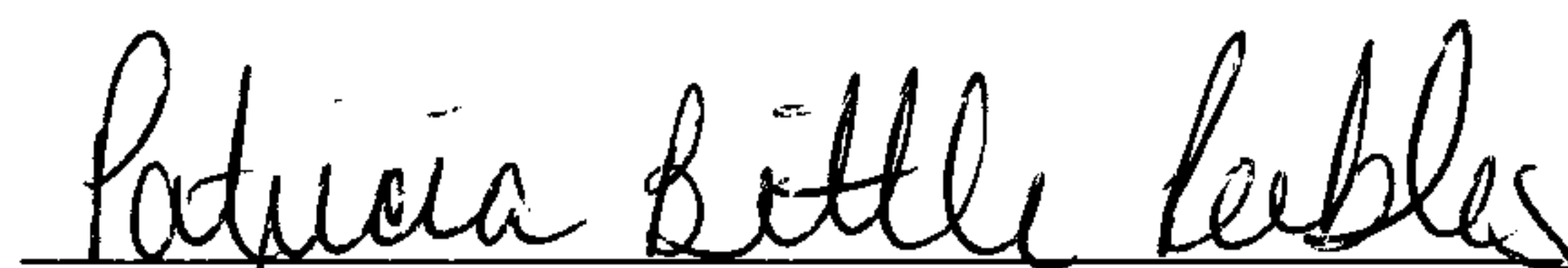
By:   
Its Attorney

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 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 17th day of November, 2010.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-003201

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A1019K7



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Shelby Cnty Judge of Probate, AL  
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