

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

Send Tax Notice to:
Richard L. Sanchez
Rachel A. Sanchez
899 Meriweather Drive
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-three thousand and 00/100 Dollars (\$93,000.00) 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Richard L. Sanchez, and Rachel A. Sanchez, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10 in the Meadows at Meriweather, Phase 1, as recorded in Map Book 33, Page 69 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 to Gary Marques for the purpose of construction, reconstruction, maintaining and repairing a water, gas and sewer main together with all right of ways, access and egress thereto and there from in Instrument No. 20050217000078320.
4. Rights of claims of parties in possession not shown by the public records.
5. Easements or claims thereof, which are not shown by the public records.
6. Discrepancies, conflicts in boundary lines, shortage in area, encroachment, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
7. 20 foot minimum building setback line from Meriweather Drive and a 20 foot utility easement on the rear of lot as shown by recorded map.
8. Restrictions and covenants as set forth in Instrument No. 2004061000314710.
9. Restrictions in favor of Alabama Power Company regarding underground utilities as set forth in Instrument No. 2004062900036480 and in Instrument No. 20040910000506050.
10. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with all release of liability for injury or damage to persons or property as a result of the exercise of such rights.
11. 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. 20100701000210890, in the Probate Office of Shelby County, Alabama.

\$ 96,373.00 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, their heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 30th 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 30th day of November, 2010.

Patricia Little Kellars

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 12, 2011

2010-003986

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