

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

Send Tax Notice to:
Nancy L. Hoven

20101214000419790 1/2 \$88.50
Shelby Cnty Judge of Probate, AL
12/14/2010 02:06:17 PM FILED/CERT

501 Overhill Road
Pelham AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-three thousand five hundred and 00/100 Dollars (\$73,500.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Nancy L. Hoven, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, Block 3, according to the Survey of Oak Mountain Estates, Second Sector, as recorded in Map Book 5, Page 76, in the Probate Office of Shelby County, Alabama.

And a parcel of land described as follows: A parcel of land located in the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama; being more particularly described as follows: Beginning at the most Southerly corner of said Lot 28, in Block 3, Oak Mountain Estates, Second Sector, run Northeasterly along the Southeasterly line of Lots 28 and 27, in said Block 3, for 145 feet, more or less, to the most Westerly corner of Lot 2, Block 3, in Oak Mountain Estates, a map which is recorded in said Probate Office of Map Volume 5, Page 57; thence turn an angle to the right of 90 degrees and run Southeasterly along the Southwest line of said Lot 2 for a distance of 27.5 feet; thence turn an angle to the right of 90 degrees and run Southwesterly for a distance of 145 feet to a point on the Northeast right of way line of Bearden Road; thence an angle to the right and run Northwesterly along the said right of way line for a distance of 27.5 feet to the point of beginning.

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 269 Page 414.
4. Easement/right-of-way to City of Pelham as recorded in Book 98 Page 747 and Book 100, Page 821.
5. Easements, building lines and restrictions as shown on recorded map
6. Restrictions and covenants appearing of record in Book 268, Page 620
7. 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. 20100504000137960, 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.

Shelby County, AL 12/14/2010
State of Alabama
Deed Tax: \$73.50





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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 8th day of December, 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 8th day of December, 2010.

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2010-002746

A100VJH