



20101230000439830 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
12/30/2010 12:00:34 PM FILED/CERT

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

Send Tax Notice to:
Michael B. Barron
538 Edgecrest Circle
Birmingham, AL 35209

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety thousand six hundred sixty-six and 00/100 Dollars (\$90,666.00) 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 Michael B. Barron, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I: A parcel of land in the Northwest quarter of the Southwest quarter of Section 7, Township 21 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Quarter-Quarter section, thence run North along the West Quarter-quarter line 1134.73 feet to the Point of Beginning; thence continue last course 188.17 feet; thence turn right 86 degrees 00 minutes 38 seconds and run East 18.92 feet to a point on a counter-clockwise curve on the West side of Hebb Road (Shelby County Highway #103), said curve having a delta angle of 20 degrees 05 minutes 47 seconds and a radius of 412.87 feet; thence turn right 69 degrees 51 minutes 17 seconds to the tangent of said curve and run southeast 144.81 feet along the arc of said curve; thence turn right 118 degrees 16 minutes 46 seconds from tangent and run Southwest 80.29 feet; thence turn left 40 degrees 28 minutes 07 seconds and run Southwest 49.33 feet to the Point of Beginning. According to survey of Amos Cory, RLS #10550, dated May 17, 2000.

Parcel II: a parcel of land in the Northeast quarter of the Southeast quarter of Section 12, Township 21 South, Range 1 East in the Northwest quarter of the southwest quarter of Section 7, Township 21 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the Southeast corner of the northeast quarter of the southeast quarter of said section 12; thence run north along the East section line 794.47 feet to the Point of Beginning; thence run left 90 degrees 00 minutes 00 seconds and run West 141.78 feet; thence turn left 90 degrees 00 minutes 00 seconds and run South 50.00 feet; thence turn right 90 degrees 00 minutes 00 seconds and run West 158.22 feet; thence turn right 90 degrees 00 minutes 00 seconds and run North 562.76 feet to a point on a fence line; thence turn right 88 degrees 41 minutes 50 seconds and run East 94.20 feet along said fence; thence turn right 00 degrees 53 minutes 12 seconds and continue East 75.07 feet along said fence; thence turn left 05 degrees 34 minutes 38 seconds and continue East 131.45 feet along said fence to a point 1.22 feet south of the Northwest corner of the Northwest quarter of the Southwest quarter of said Section 7; thence turn right 95 degrees 51 minutes 03 seconds and run south along the west quarter-quarter line 498.43 feet to a point 30 feet north of the point of beginning; thence turn left 107 degrees 50 minutes 24 seconds and run northeast 158.00 feet to a point on a fence line; thence turn right 14 degrees 14 minutes 29 seconds and run Northeast 73.50 feet along said fence; thence turn left 21 degrees 17 minutes and 25 seconds and run Northeast 147.35 feet along said fence to a point on the West side of Hebb Road (County Highway #103); thence turn right 86 degrees 26 minutes 49 seconds and run Southeast 167.95 feet along the West side of said road; thence turn right 118 degrees 47 minutes 19 seconds and run West 437.42 feet to the Point of Beginning (forming a closing angle of 180 degrees 20 minutes 48 seconds). According to survey of Amos Cory, RLS #10550, dated May 28, 1996.

Less and except the following described property:

A parcel of land situated in the Northwest quarter of the Southwest quarter of Section 7, Township 21 South, Range 2 East, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the northeast quarter of the southeast quarter of Section 7, Township 21 South, Range 2 East, Shelby County, Alabama; thence north along the west line of said quarter-quarter section 824.47 feet to the point of Beginning; thence 72 degrees 09 minutes 36 seconds right and run Northeasterly 158.00 feet to a point on a fence line; thence 14 degrees 14 minutes 29 seconds right and run northeasterly 73.50 feet; thence 21 degrees 17 minutes 25 seconds left and run northeasterly 147.35 feet to a point on the Westerly right of way of Shelby County Highway #103; thence 86 degrees 26 minutes 49 seconds right and run along said right of way southeasterly 133.72 feet; thence 118 degrees 47 minutes 19 seconds right leaving said right of way run Westerly 421.12 feet to the Point of Beginning.

Less and Except:

A parcel of land situated in the northwest quarter of the southwest quarter of section 7, township 21 south, range 2 east, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the Northeast quarter of the southeast quarter of section 7, township 21 south, range 2 east, Shelby County, Alabama; thence North along the West line of said quarter-quarter section 794.47 feet to the Point of beginning; thence continue along the last described course 30.00 feet;



thence 90 degrees 20 minutes 48 seconds right and run easterly 421.12 feet to a point on the westerly right of way of Shelby County Highway #103; thence 61 degrees 12 minutes 41 seconds right and run along said right of way 34.23 feet; thence 118 degrees 47 minutes 19 seconds right leaving said right of way run westerly 427.42 feet to the Point of beginning.

Subject to:

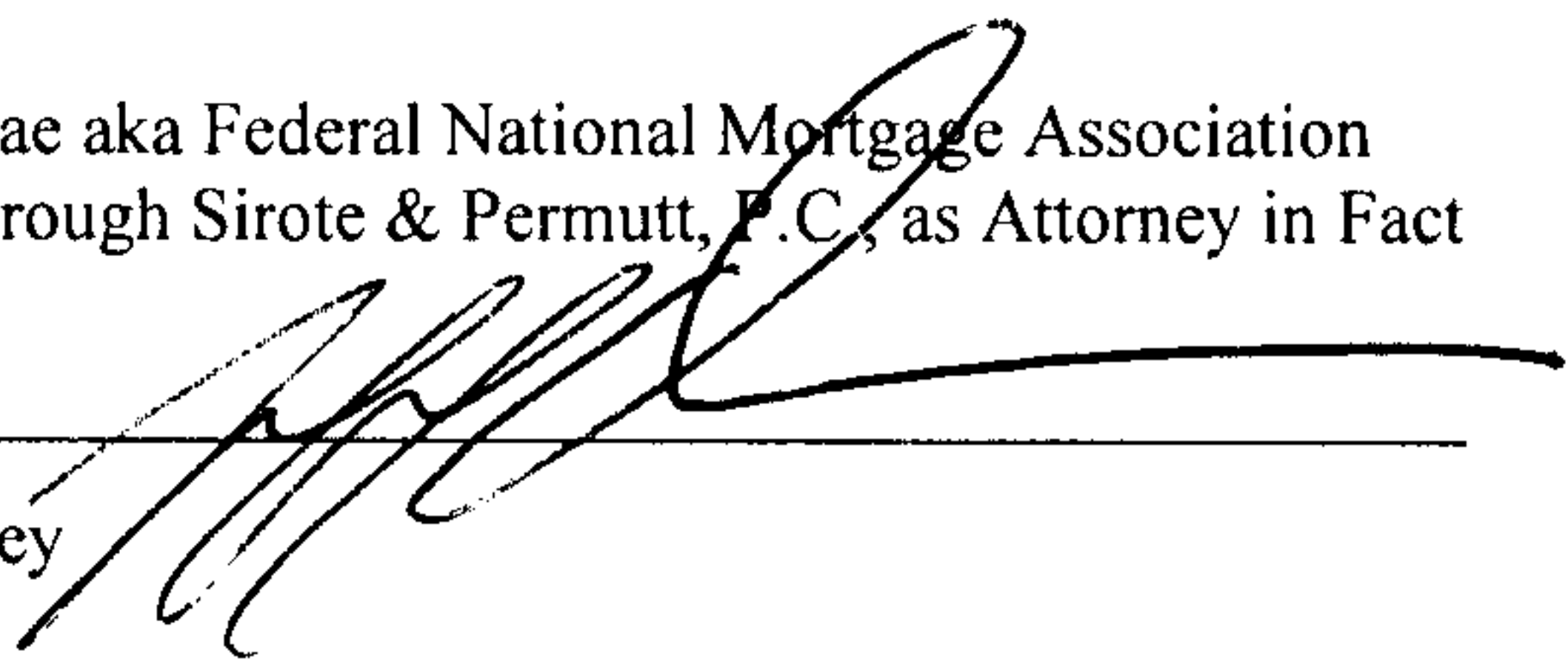
1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 237 Page 840; Deed Book 105, Page 79 and Deed Book 245, Page 56..
4. Restrictions appearing of record in Inst. No. 2001-16895.
5. 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. 20101012000338560, in the Probate Office of Shelby County, Alabama.

\$ 86,132.00 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 14th day of December, 2010.

Fannie Mae aka Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact

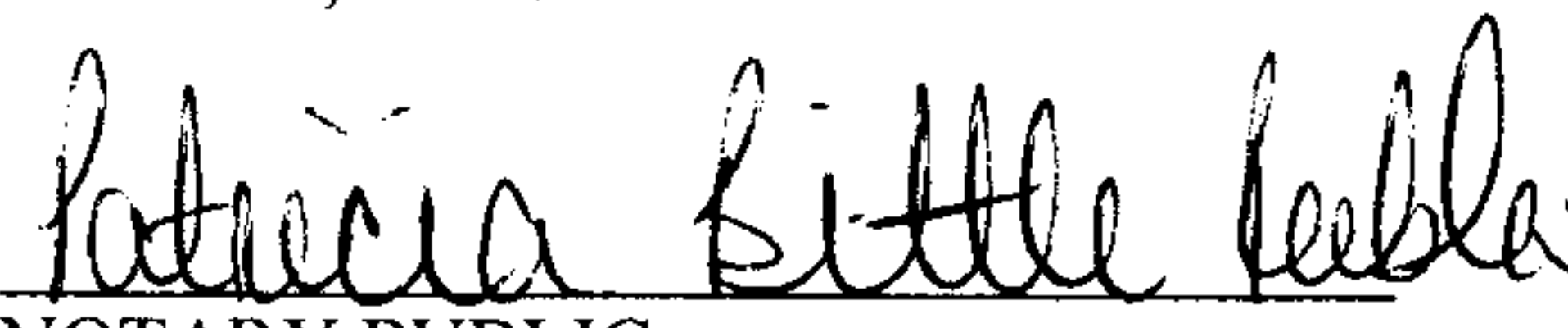
By: 
Its Attorney

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 14th day of December, 2010.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

MY COMMISSION EXPIRES NOVEMBER 12, 2013

2010-005118

A102G4D

