

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

Send Tax Notice to:
John Bradley Boden

120 Abington Circle
Maylene AL 35114

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


That in consideration of One hundred five thousand and 00/100 Dollars (\$105,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto John Bradley Boden, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 150, according to the Map of Cedar Grove at Sterling Gate, Sector 2, Phase 3, as recorded in Map Book 26, Page 122, 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 Instrument No.2000-23201.
4. Restrictions appearing of record in Instrument No. 2000-7140; Instrument No. 2000-7139 and Instrument No. 20050524000253230.
5. Easements, building lines and restrictions as shown on recorded map.
6. Title to all mineral within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damanges.
7. Restrictions, easements and building lines as shown on recorded map.

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.


20110107000007610 1/2 \$120.00
Shelby Cnty Judge of Probate, AL
01/07/2011 08:54:45 AM FILED/CERT



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 28th 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 28th day of December, 2010.


NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES JANUARY 14, 2014

2010-003854

A101P52



20110107000007610 2/2 \$120.00
Shelby Cnty Judge of Probate, AL
01/07/2011 08:54:45 AM FILED/CERT