

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

Send Tax Notice to:  
Kenneth R. Jarnagin  
Phyllis A. Jarnagin

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred sixty-seven thousand seven hundred fifty and 00/100 Dollars (\$267,750.00) 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 Kenneth R. Jarnagin, and Phyllis A. Jarnagin, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2025, according to the survey of Lake Point Estates - 1st Addition as recorded in map Book 17, Page 14, in the Office of the Judge of Probate 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. Mineral and mining rights as recorded in Book 127 Page 140.
4. Covenants and restrictions as recorded in Misc Volume 14, Page 536 amended in Misc. Book 17, Page 550; Misc. Book 17, Page 14; Instrument No. 1993-21771 and Real Volume 190, page 35.
5. Restrictions recorded in Instrument No. 1992-24588 in favor of Alabama Power Company.
6. restrictions, agreements, easements, charges and liens recorded in Real Volume 190, Page 35.
7. Release of damages recorded in Instrument No. 1993-21771.
8. Restrictions, easements and/or right of ways of record, if any.
9. 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. 20100701000211260, in the Probate Office of Shelby County, Alabama.

\$ 214,200- 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.

Shelby County, AL 01/07/2011  
State of Alabama  
Deed Tax: \$54.00



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 4th day of January, 2011.

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

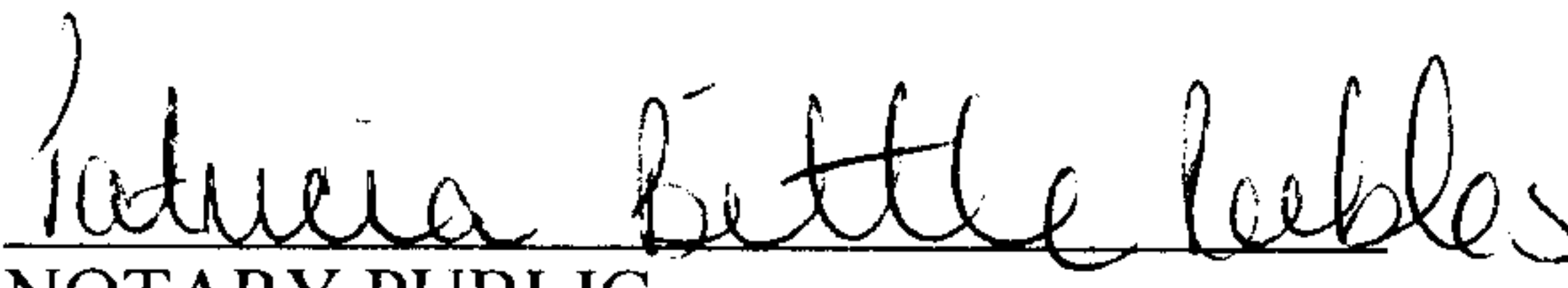
By:   
Its Attorney

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 4th day of January, 2011.

  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2010-003396

MY COMMISSION EXPIRES NOVEMBER 12, 2013

A101CGS