

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

Send Tax Notice to:
Joseph Lee Green Jr.

137 Oak Street
Maylene, AL 35114

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty thousand and 00/100 Dollars (\$120,000.00) to the undersigned, Fannie Mae a/k/a 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 Joseph Lee Green Jr., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the SW 1/4 of the SE 1/4 of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of Lot 39 of Woodland Hills, First Phase, Third Sector, as recorded in Map Book 6, Page 7 in the Probate Office of Shelby County, Alabama; thence run West along the South line of said Lot 168.89 feet radial to a point on a clockwise curve on the Easterly right of way of Oak Street; said curve having delta angle of 05 degrees 40 minutes 41 seconds and a radius of 305.03 feet; thence run Southerly along the arc of said curve 30.23 feet; thence continue tangent to curve, along said right of way 140.89 feet to the point of beginning, thence continue last course 10.00 feet to the point of a clockwise curve having a delta angle of 32 degrees 47 minutes 05 seconds and a radius of 199.97 feet; thence run along the arc of said curve 114.42 feet to the point of a counterclockwise curve having a delta angle of 90 degrees 00 minutes 00 seconds a radius of 25.00 feet; thence run along the arc of said curve 39.27 feet; thence continue tangent to said curve and Southeast along the North right of way of Hickory Street 126.48 feet; thence turn left 100 degrees 17 minutes 00 seconds and run Northeast 200.73 feet; thence turn left 20 degrees 30 minutes 31 seconds and run North 35.90 feet; thence turn left 91 degrees 59 minutes 32 seconds and run West 160.03 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 287 Page 510.
4. Easement/right-of-way to South Central Bell as recorded in Book 279 Page 780.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein
6. Less and except any part of subject property lying within the road right of way.
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. 20100817000262810, in the Probate Office of Shelby County, Alabama.

\$ 116,958.19 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.



10-015

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 22nd day of December, 2010.

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

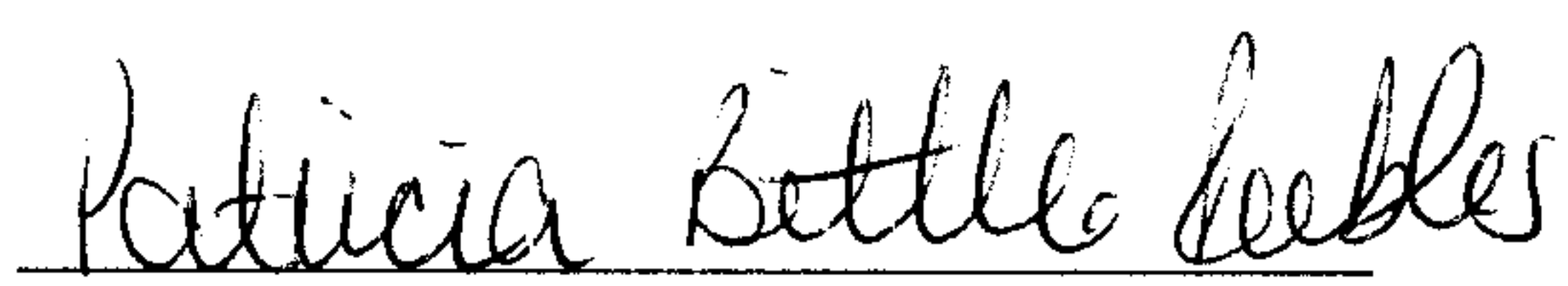
By: 
Its Attorney

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 a/k/a 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 22nd day of December, 2010.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2010-004168

A101V4H

MY COMMISSION EXPIRES NOVEMBER 12, 2013

Shelby County, AL 01/12/2011
State of Alabama
Deed Tax: \$3.50