

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

Send Tax Notice to:
Samuel Beard

2025 Highway 93
Helena, AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-three thousand six hundred seventy-one and 00/100 Dollars (\$143,671.00) 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 Samuel Beard, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Northeast quarter of Section 23, Township 20 South, Range 4 West, more particularly described as follows: Commence at the Northeast corner of said Northeast quarter; thence in a southerly direction along the easterly line of said Section 23, a distance of 21.93 feet to the northwesterly right of way line of a county road; Thence 57 degrees 03 minutes right, in a southwesterly direction along said right of way line, a distance of 615.88 feet to the point of a curve to the left, having a radius of 2864.72 feet; thence continue in a southwesterly direction along said curve and right of way line, a distance of 766.16 feet to an end of said curve; thence continue in a southwesterly direction along a line tangent to said curve and right of way line, a distance of 285.00 feet to the point of beginning; thence continue along last described course and right of way line, a distance of 210.00 feet; thence 90 degrees right, in a northwesterly direction, a distance of 622.29 feet; thence 90 degrees right, in a northeasterly direction, a distance of 210.00 feet; thence 90 degrees right in a southeasterly direction, a distance of 622.29 feet to the point of beginning. Situated in Shelby County.

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. Restrictions recorded in Book 27, Page 215.
4. Oil and Gas Lease from Champion International Corporation to Louisiana Land and Exploration Company dated 1st August, 1981, a referred to in Declaration of Lease from Champion International Corporation to The Louisiana Land and Exploration Company, dated 1st December 1981, and recorded in Deed Book 339, Page 146. All rights to the use of surface of caption lands are released from said lease by instrument dated 2nd February, 1984, and recorded in Misc. Book 55, Page 151.
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. 20100609000181950, in the Probate Office of Shelby County, Alabama.

\$ 146,759.⁰⁰ 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 13th 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 Rebecca B. Redmond, 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, she, 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 13th day of January, 2011.

Patricia Little Leblanc

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-002426

MY COMMISSION EXPIRES NOVEMBER 12, 2011

A100WQD