

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

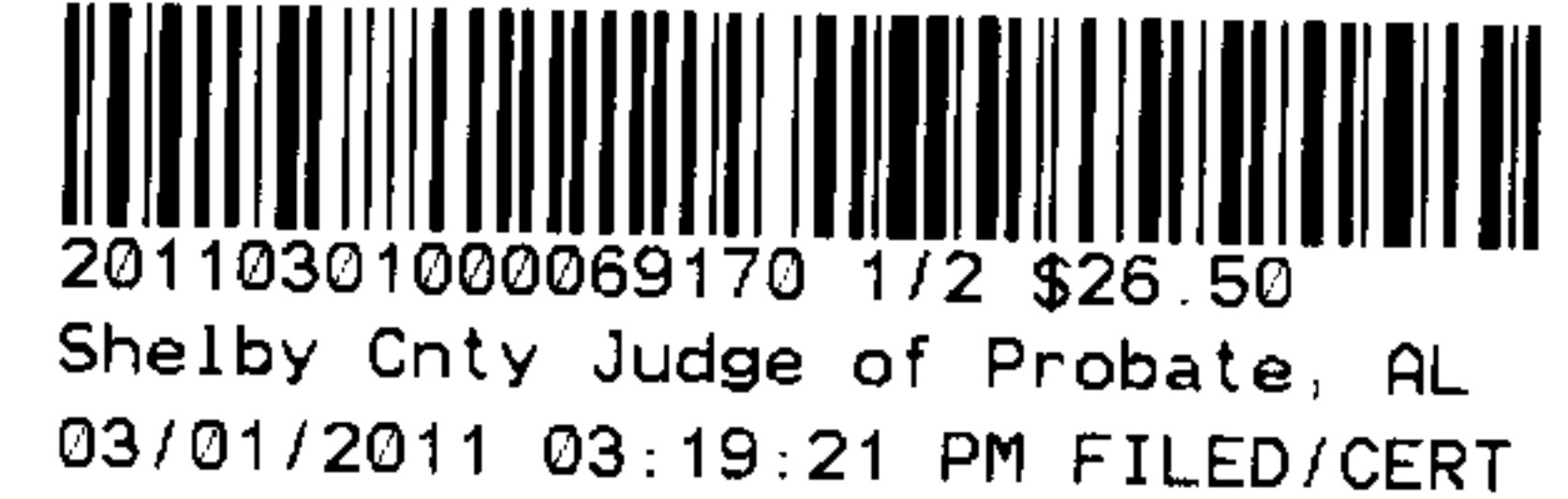
Send Tax Notice to:
Robb Scofield
Nancy Scofield
~~104 COURTYARD DRIVE~~
~~CHELSEA, ALABAMA 35178~~

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

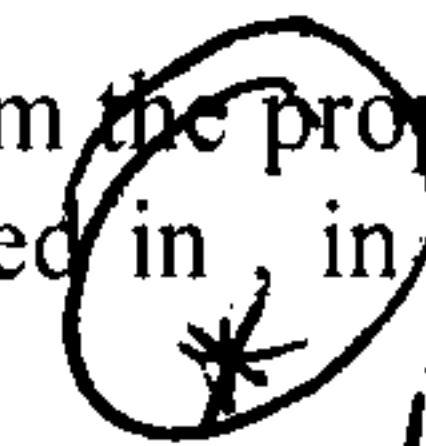


That in consideration of Two hundred seventy-five thousand and 00/100 Dollars (\$275,000.00) to the undersigned, Federal National Mortgage Association (Fannie Mae), a corporation, by and through Sirote & Permutt, P.C., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Robb Scofield, and Nancy Scofield, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 29, according to the Survey of Courtyard Manor, a single family residential development, as recorded in Map Book 35, Page 144 A & B, in the Probate Office of Shelby County, Alabama; being situated in 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. Easement/right-of-way to Shelby County, Alabama as recorded in Book 229, Page 489 and Deed Book 229, Page 492 and Deed Book 39, Page 469 in the Probate Office.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 126, Page 55 and Deed Book 165, Page 105 in Probate Office.
5. Riparian rights.
6. Building setback line(s) as shown by the recorded plat in Map Book 35, Page 144 A & B in the Probate Office.
7. Easement(s) as shown by the recorded plat in Map Book 35, Page 144 A & B in the Probate Office.
8. Declaration of Protective Covenants, Restrictions and Easements for Courtyard Manor a set out by Instrument(s) recorded in Inst. # 2005101900542800 in the Probate Office.
9. Railroad right-of-way reserved by South and North Alabama Railroad by Deed Book "T", Page 655 in the Probate Office.
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. No. 1994-29305 and Deed 244, Page 587 in the Probate Office.
11. Minerals and restrictions as set out in Deed 244, Page 587 in the Probate Office.
12. Terms, provisions and obligations made binding on Little Narrows, LLC, its successors and assigns, set out in the Purchase and Sale Agreement dated April 5, 2004, the Reinstatement and Extension Agreement dated 1/5/05 by and between Double Mountain, LLC and Gary L. Thompson, as referenced in and made to survive the delivery of the deed from Double Mountain, LLC to Little Narrows, LLC of the land dated 02/04/05, as set out in Instrument #200502040000683690 in the Probate Office.
13. Restrictions as shown on recorded plat.
14. 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 the Probate Office of Shelby County, Alabama.



\$ 263,862.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

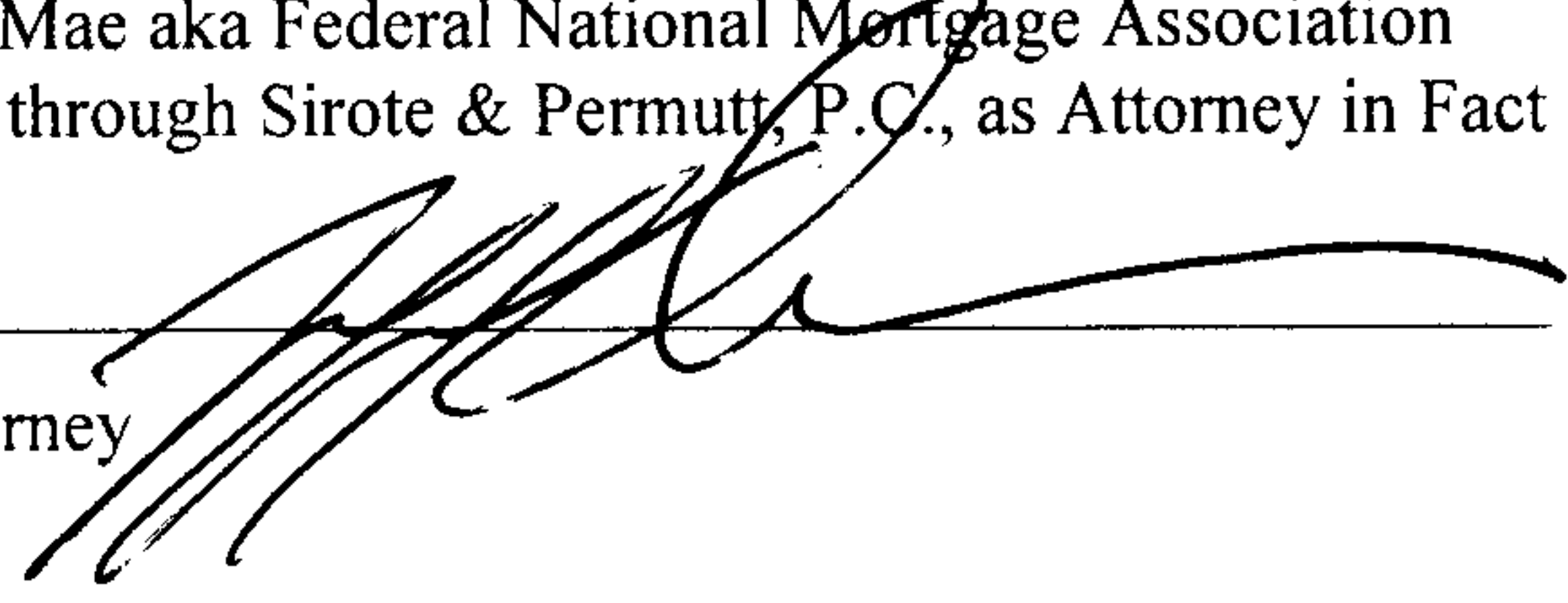


This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 25th day of February, 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 Federal National Mortgage Association (Fannie Mae), 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 25th day of February, 2011.


NOTARY PUBLIC
My Commission expires: **MY COMMISSION EXPIRES JANUARY 14, 2014**
AFFIX SEAL

2010-005496

A102LD1


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Shelby Cnty Judge of Probate, AL
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